

# DiFazio Industries

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## Supplemental to Environmental Assessment Statement (EAS) Form

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August 4, 2021

**PREPARED FOR:**

**Di Fazio Industries**

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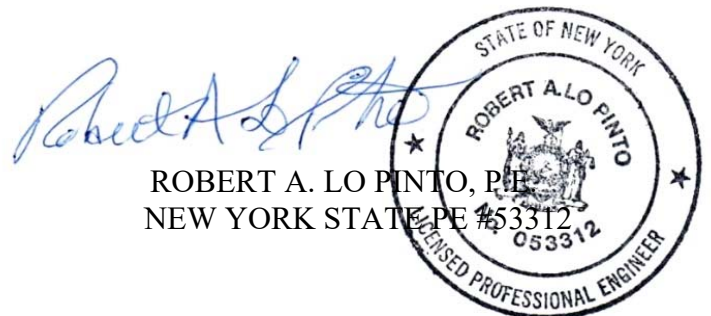
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## **PROJECT DESCRIPTION**

### 1) GENERAL

This Environmental Assessment Statement (EAS) is related to DiFazio Industries' ("DiFazio") proposed action ("Action" or "Project"), involving the cleanup and remediation of a portion of Lot 95 Block 1780 in Staten Island, NY, ("Subject Property"). The Subject Property is owned by the New York City Department of Citywide Administrative Services (DCAS). DiFazio has occupied a portion of the Subject Property since 2010, without lease or license, as a contractor yard for storage of construction material such as metal, PVC and concrete pipes, concrete and PVC barriers, steel plates, steel grates, steel trenches and jacks and unadulterated lumber ("Site"). No processing of C&D or fill material, nor any other industrial process have occurred during DiFazio's occupancy of the Site. The Action, limited to remediation of the Site, is propaedeutic to the leasing by DiFazio from DCAS of a smaller portion of lot 95 to continue to be used as a contractor's yard, and it will involve the following:

- A topographic survey to verify fill elevations, surrounding elevation, design grading and environmental testing depths.
- Environmental Testing – sampling and lab work across the 1.5-acre encroachment area (at least 3 borings) shown in Figure 1 below.



Figure 1 – DCAS/NYC Parks proposed boring locations for lot 95



- City representatives will be notified and invited to be present during sampling.
- Removal of ~17,000 SF of surficial debris on the eastern edge of Lots 95 and 112 (area in Figure 2 shaded in blue marked as Surficial Debris Removal and Remediation) and removal of ~21,000 SF of filled area (area in Figure 2 shaded in green-blue marked as Fill Removal and Remediation). Remediation at this site will include over-excavation and backfill with clean soil planting medium, and elevation-appropriate native planting installation.



Figure 2 – DCAS/NYC Parks proposed fill removal and remediation areas

- In the event that soil testing results determine that the soil is contaminated or hazardous, DiFazio will be responsible for its proper removal and disposal in coordination with the City.
- Final grade wherever excavation or debris removal occurs must have surface of natural, clean soil growing medium
- Grading must achieve pre-disturbance elevations to allow inundation at a frequency and depth to support pre-disturbance wetland vegetation
- The edge of the leased area down to the wetland elevation must be graded to meet the wetland area with a gradual slope of no more than 1:4. The fence line shall run along the top edge of the slope.
- Decompaction as necessary in accordance with NYC Parks specifications (to be provided)

- Clean soil placement in accordance with NYC Parks specifications for borrowed fill (to be provided)
- Seeding and planting to remediate the vegetation, following guidance from NYC Parks and in accordance with remediation plan prepared by the consulting wetlands firm and approved by NYC Parks.
- Installation of chain link fencing around the perimeter of the leased area, except where adjacent to wetland area, where the fence line shall continue inside the perimeter of the leased area, along the top edge of the gradual slope graded down to meet the remediated wetland area.
- Installation of chain link fencing, timber guard rail, or other equivalent means of preventing dumping (reviewed and approved by the DCAS) around the perimeter of Lot 95.

DiFazio will coordinate with NYSDEC and U.S. EPA to bring the leased area into compliance with any applicable stormwater rules and regulations and will acquire any applicable permits.

DiFazio will comply with any other applicable City, state and federal regulations, permits or laws identified by the City or other agencies

The supplemental narrative part of this document was requested by DCAS in support of the EAS form in order to exhibit technical assessments to screen out Project's impact as they relate to each NYC CEQR categories.

The Subject Property constitutes approximately the southern forty five percent of undeveloped portions of Lot 95. The Subject Property is not mapped either as a freshwater nor a tidal wetland by the either the U.S. Environmental Protection Agency ("EPA") or the New York State Department of Environmental Conservation ("DEC"). Appendix C is a copy of a letter from DEC stating that the Subject Property is not mapped as a freshwater or a tidal wetland. It is unclear if this letter still constitutes the position of DEC. The U.S. Fish and Wildlife Service's National Wetlands Inventory ("NWI") does state that wetland indicators are found generally throughout Lot 112 and in part of the Lot 95.

The Subject Property sits in a block zoned M3-1 and is surrounded by industrial uses on all but its western boundary. See, Appendix "A". Immediately north of Lot 112 is Bloomfield Avenue and the Matrix Global Logistical Park, the largest facility of its type in NYC. Abutting the eastern and southern boundaries of the Subject Property are heavy contractor facilities. The western boundary of the Subject Property abuts Chelsea Road. The property west of Chelsea Road is designated as freshwater wetlands by the DEC, Wetland AR-48.

It is understood that much of the water found in Lot 95 (and Lot 112) resulted from storm water flooding from the north. The sewer main servicing the immediate area has collapsed and is not functioning. Historically, the heavy flooding over Bloomfield Avenue from the property now occupied by the Matrix Global Logistical Park regularly pours into Lot 112 and eventually the

Subject Property. Although the subject of significant community and government concern, there is no remediating infrastructure work currently budgeted by NYC.

The Subject Property is traversed by a gas utility easement. There is also a concrete valve facility that services the gas pipeline. It is understood that the pipe is less than 10' below grade. Most of the easement path has been excavated, graded and covered with clean stone. At the northeastern corner of the Subject Property, the easement exits the Subject Property with a surface drain leading to a conduit pipe traversing under Chelsea Road.

## 2) MAPS

A. LAND USE MAP (See dwg. - Land Use Map in Appendix "A")

B. ZONING MAP (See dwg. - Zoning Map in Appendix "A")

## 3) SITE AND FACILITY BACKGROUND INFORMATION

A. SITE PLAN (See dwgs –Existing & Proposed Action Site Plan in Appendix "A")

B. FIFTY (50) YEAR SITE HISTORY

Since 1945 and up to the present, this property is being included in an industrial zone. Evidence is from Sanborn Maps, and Aerial Photographs (see Appendix "A"). Six aerial photographs spanning from 1943 to 1995 are introduced in this appendix. The discussed property is overlaid in red. Sanborn Maps from 1992 to 1996 are available and enclosed together with copies of the maps for the property and for adjacent properties in Appendix "A".

### History of adjacent lots 150 and 151

A November 1997 Engineering Assessment, prepared by MIB Consulting for 200 Bloomfield Avenue, characterized previous usage of the Lot 151 and evaluated adjacent and nearby properties. The report indicated that over the past 70 years the elevation of this and surrounding properties have been raised by fill from various excavation sources within a 2-3 mile radius of the Site. This Engineering Assessment also included the collection and analyses of seven soil samples and one groundwater sample on the Site from a depth of 6 to 7 feet below grade.

An initial site inspection of Lot 150 was performed on 12/5/01. Until that time, this lot was vacant and used as an occasional dumping site. The new property owner retained Shapiro

Engineering, P.C. of 181 South Franklin Avenue, Valley Stream, NY to prepare a Phase I Report. The February 2002 Phase I Environmental Assessment revealed evidence of possible subsurface contamination due to illegal dumping on the property and large oil spills in the vicinity surrounding the Site. Therefore, it was recommended by the Engineer that subsurface investigation, a Phase II Environmental Assessment, needed to be performed. The subsurface investigation was performed in January 2003. Soil and groundwater samples were collected from six locations, at varying depths from soil and groundwater. A total of 11 samples were collected and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPHs) and the 8 RCRA metals.

The results indicated that TPHs, SVOCs, and metals at various levels were detected in all samples. No VOCs were detected in any sample. The results of each analysis were reviewed and compared to various regulatory guidelines.

Four of the nine soil samples had between one to three SVOCs at a level above the New York State Department of Environmental Conservation Soil Clean-up Objective Guidance Values listed in TAGM HWR-94-4046. However, these exceedances were small, ranging from 27 ppb to 719 ppb above the guidance value, but below 800 ppb. All exceeding values were below the new NYSDEC Soil Cleanup Objectives for unrestricted use, specified in the new 6NYCRR Part 375-6.8, effective December 14, 2006.

Four of the nine soil samples had between one to three metal compounds above the Clean-up Guidance Values. One of the metals was lead, where two samples were over the assumed background levels. However, without background tests, these levels, which were 663 ppm and 328 ppm, may well be acceptable. The other two metals were just slightly over the Clean-up Guidance Values. All exceeding values, however, were below the new NYSDEC Soil Cleanup Objectives for unrestricted and/or restricted residential use, specified in the new 6NYCRR Part 375-6.8, effective December 14, 2006. Two metals (barium and lead), found in exceedance in the sample F 3-5' were still below the 6NYCRR 375 Cleanup Objectives for restricted industrial use.

The areas in question contain 4 - 6 feet of fill material placed there in the early 1900's from different Staten Island excavations. The samples with chemical concentrations over the Clean-up Guidance Values are limited in both number and extent of exceedance. It should be noted that the healthy looking vegetation on the property suggests there is no distress from subsurface contamination. Therefore, no further action was recommended, and due to the de minimis nature of the results, no Recognized Environmental Conditions were deemed to exist.

One of the two groundwater samples had one SVOC above the groundwater standards. The other groundwater sample had many compounds over the Guidance Value. However,

the groundwater here is not used for drinking water purposes. Thus, no further groundwater action was recommended, and due to the de minimis nature of the results, no Recognized Environmental Conditions were deemed to exist.

There were no records of above-ground or underground storage tanks on either lot. Two 550 gallon underground gasoline storage tanks were removed in July 1997 from Lot 151. A certified removal report from prepared by Gordon Environmental & Mechanical Corporation. The letter certifies that the tanks were removed and there was no sign of leaks. A search of the NYC Fire Department records resulted in no record of Fuel or Heating Oil Storage Tanks at either of the lots.

## 5) ODOR PROTOCOL

A) The proposed action will not have or need a written Odor Control Plan. The proposed action will not include any process, use or store any odor producing materials. The construction material that is proposed to be stored as part of the contractor's yard activities is non-putrescible.

## 6) TRAFFIC ANALYSIS

A) A traffic analysis is not need since the proposed action will not exceed the threshold identified in Table 16-1 Chapter 16 of the CEQR 2020 Manual

## 7) WATERFRONT REVITALIZATION PROGRAM

As per June 2016 New York City Waterfront Revitalization Program, the facility is located within the City's Coastal Zone boundaries. See Appendix "B" for the NYC Consistency Assessment Form, Consistency Assessment Statements, and Site Location Maps. The Site is not within the NYS Coastal Erosion Hazard Area, but is located within the 100 and 500-Year Flood Zone.

**CEQR TECHNICAL ANALYSES**

## Chapter 4: LAND USE, ZONING AND PUBLIC POLICY

The proposed action entails the remediation of the Site, and its use as a contractor yard for storage of construction material such as metal, PVC and concrete pipes, concrete and PVC barriers, steel plates, steel grates, steel trenches and jacks and unadulterated lumber.

No processing of C&D or fill material, nor any other industrial process have occurred since 2010. This type of used is allowed in this heavy-manufacturing zoning district. This project is a site-specific action. There are no area wide programmatic impacts.

### Land Use and Zoning

Adjacent to the Site land uses consist of the following: industrial operations, contractor yards, and vacant land. The Land Use Map (see Appendix "A") indicates the Land Use for the properties surrounding the existing permitted facility. The proposed action would not create a land use that does not comply with the underlying zoning in the area. It will not create land uses or structures that do not conform to the existing M3-1 zoning of the Site.

### Waterfront Revitalization Program

As per June 2016 New York City Waterfront Revitalization Program, the facility is located within the City's Coastal Zone boundaries. The facility is located within the Arthur Kill ESMIA (Ecologically Sensitive Maritime and Industrial Area) in northwestern Staten Island, but not within the Special Natural Waterfront Area (SNWA) boundaries. There are no recommendations affecting the Site. See Appendix "B" for the NYC Consistency Assessment Form, Consistency Assessment Statements, and Site Location Maps. The Site is not within the NYS Coastal Erosion Hazard Area, but is located within the 100 and 500-Year Flood Zone.

Chapter 5: SOCIOECONOMIC CONDITIONS

The proposed action will be located in an M3-1 (Heavy Manufacturing) zoning district. There will be no construction involved in this project other than remediation activities as described above.

Use of the property will change from vacant to a contractor's yard.

The proposed action would not directly or indirectly displace residential population in the area because the Site is surrounded primarily by M3-1, M2-1 and M1-1 zoning districts. Therefore, the socioeconomic profile of the neighborhood would not be substantially altered.

The action would not directly or indirectly displace any businesses or employees, nor would it directly displace a business or institution that is unusually important to the neighborhood. The proposed project would be located in a manufacturing zone and surrounded by other manufacturing facilities.

The action would not result in substantial new development that is markedly different from uses, development, and activities in the neighborhood. The project would not have significant socioeconomic effects because it would not result in residential development of 200 units or more or commercial development of 200,000 square feet or more of floor area. It will be a contractor's yard with a total proposed area of 30,000 square feet (approximately 0.69 acres), of Lot 95. The action would not affect conditions in the real estate market since the immediate area consists of other manufacturing facilities, abandoned tank farm, and vacant land.

The project would not add to, or create, a retail concentration that may draw a substantial amount of sales from existing businesses within the study area to the extent that certain categories of business would close and vacancies in the area increase, resulting in a potential for disinvestment on local retail streets.

The proposed action would not affect conditions within a specific industry. The number of employees working at DiFazio will not change.

It is therefore determined that there will be no significant impact on the socioeconomic conditions of the area by the proposed action.



Chapter 6: COMMUNITY FACILITIES AND SERVICES

The Site is located in an M3 (Heavy Manufacturing) zoning district. There will be no displacement of community facilities or services as a result of this project.

There are no existing community facilities within one-half mile of the Site; therefore, the proposed action would not have any direct effect on community facilities, since none of them would be physically altered. No new workers/residents will be added by this action, which is less than the *CEQR Technical Manual* threshold, so no additional analysis is required.

There will be no new residential units established due to the proposed action. Therefore, there will be no additional school students in the area, which is less than the threshold of 50 elementary/middle school or 150 high school students, so there will be no impact on public schools because of the proposed action. There will be no increase in the ratio of residential units to libraries in Staten Island borough as a result of the proposed action, which is less than the threshold of 5% increase; thus, there will be no impact on libraries. There will be no low-to-moderate income units established due to the proposed project, which is less than the low-to-moderate income units' threshold for Staten Island. The proposed action would not generate 20 or more children under age 6, who are eligible for publicly funded child care programs. Therefore, there will be no impact on outpatient health care facilities and publicly funded day care centers because of the proposed action.

This Site will be operating as a contractor's yard. No additional police or fire protection services is required because of the proposed action.

It is therefore determined that the proposed action would not result in any direct adverse impacts on existing facilities and services as it will not eliminate, displace, or alter any community facilities, including public schools, libraries, hospitals, public health care centers, day care centers, or police and fire protection stations; and it would not add any residential population to the area requiring these services. The proposed action also will not result in any indirect adverse impacts on these facilities, as it will not create any additional demands on the services that these facilities provide.

## Chapter 7:

OPEN SPACE

The Site is located in an existing M3-1 (Heavy Manufacturing) zoning district. There is no public open space (as defined in Section 100 of Chapter 7 of the 2020 NYC CEQR Manual) near the project.

There would be no direct impact on the open space in the area as a result of the proposed action since the project would not physically change, diminish, or eliminate an open space in the area or reduce its utilization or aesthetic value. No open space will be eliminated by this facility when the proposed action is taken. There is no construction involved in this project.

The proposed action would not result in any indirect impact on the open space because it would not introduce a substantial new user population, which would create an overutilization of open space resources. There are no residential units being established, so there will be no increased use of existing open spaces. No new workers and no residents will be added by this project, which is less than the *CEQR Technical Manual* threshold of 200 new residents or 500 new workers, so no additional analysis is required.

It is also expected that the DiFazio proposed project would have no air pollutant emissions impact on the adjacent properties since dust control systems will be installed during the remediation activities. Neither would the proposed action have an impact on the adjacent properties due to increased noise, since the amount and configuration of the equipment is anticipated to be de-minimis, besides the fact that the most of the adjacent properties house industrial facilities, where noise is generated at a higher level than the one expected by the proposed action.

There is a Parks Department-managed wetland natural area, Saw Mill Creek Marsh, situated in the proximity of the Site that has no public access, and is therefore defined as a private open space in Chapter 7.100 of the *CEQR Technical Manual*. Therefore, this area is not included in the quantitative analyses.

There is a private commercial playground within the ¼ mile radius of the Site. The Chelsea Playground, located at 380/400 Chelsea Road, Staten Island, NY 10314, was established in 2006 as an Amusement and Recreation facility. It is located in the Heavy Manufacturing zoning district M3-1, on Lot 22, Block 1780, which is a Transportation/Utility facility utilized as a school bus depot. A Certificate of Occupancy lists zoning use groups 16 and 6, with a specified description of use as Garage/Auto Repair, Mechanical Room, Office and Accessory Storage (group 16) and Eating & Drinking Establishment (group 6). Eating and drinking establishments with restrictions on entertainment are permitted in a zoning use group 6 of the M3 zoning district, based on the NYC DCP Zoning Resolution. Such establishments, however, are not considered open spaces, they are commercial establishments. In fact, neither amusement parks (use group 15), nor playgrounds and recreation non-commercial centers (use group 4) are permitted in use group 6 (or 16) in a Heavy Manufacturing M3-1 zoning district. Small-sized children amusement parks are

permitted in M3 manufacturing districts, but in the use group 13, which is not listed on the Certificate of Occupancy. Consequently, the Chelsea Playground cannot be considered an open space or recreation facility for this environmental review. Therefore, this area is not included in the quantitative analyses.

Access to/from the Site under the proposed action will be by truck routes leading from the Staten Island Expressway and the West Shore Expressway. The local truck routes from these through truck routes are Chelsea Road, Bloomfield Avenue and Gulf Avenue. There are no public open spaces along these roads. Saw Mill Creek Marsh, located near Chelsea Road, is a natural wetland with no public access; therefore, as discussed before, it is considered to be a private open space. Thus, there is no impact from truck noise and air pollution on open space or recreational facilities along truck routes used for access to the existing DiFazio facility.

The proposed action would not result in any adverse open space impacts as it would not result in any physical loss, change of use, limitation of public access to, or substantial increase in noise, air pollution emissions, odors, or shadows on a public open space that would affect its usefulness. It is therefore determined that there will be no significant adverse environmental impact on open spaces and recreational facilities by the proposed action at the Site.

## Chapter 8:

SHADOWS

There will be no construction or additions of structures, tall enough to reach a sunlight-sensitive resource, such as a park or natural feature. The height of the future perimeter fence (as requested by DCAS and Parks) will predominantly comprise of the chain link metal fence.

There are no existing structures currently on Lot 95. The majority of any shadows will be on the proposed Site. Since none of the on-site structures is 50 feet in height and the Site is not adjacent to a park, historic resource, or important natural feature, no assessment of shadows is necessary.

It is therefore determined that there will be no adverse shadow impacts from the proposed action at the Site.

The proposed action would not result in any adverse shadow impacts as it would not result in the construction of any new structures on the Site; and the Site is not located adjacent to a park or publicly accessible open space, historic resource, or important natural feature.

## Chapter 9:

HISTORIC AND CULTURAL RESOURCES

There is no construction involved in this proposed action. There is no demolition, significant physical alteration other than remediation of the Site. There are no on-site structures designated New York City Landmark and are not located in a historic district or in the immediate vicinity of other recognized architectural or historical resources.

No excavation (rather than the one required for Site remediation) is anticipated due to the proposed action. Thus, any surface penetration within the above specified level would preclude the disturbance of any potential archaeological resource below that level.

The project Site and its immediate surroundings have no architectural significance based on a New York City Landmarks Preservation Commission (LPC) publication entitled *Guide to New York City Landmarks, 1998*. In addition, the proposal would not result in any significant adverse impacts on archaeological resources.

It is therefore determined that the proposed action would not result in any significant adverse impacts on historic and archaeological resources.

Chapter 10: URBAN DESIGN AND VISUAL RESOURCES

The Site has a zoning use which allows an operation of this type of the proposed action. It is proposed to utilize the Site as a Contractors' Yard for construction material's storage, after remediation is completed.

Since this Site will not contains structures, there are no significant changes in the bulk, height, setbacks, arrangement, streetscapes, natural features, block form, and building type or use. The proposed Site's reconfiguration will not obstruct any views or vistas. The proposed action would not result in obstruction of any views or vistas, since the area around the Site is an Industrial Park that will have no significant visual resources. There are no changes to the area's visual resources as a result of the proposed action.

It is therefore determined that the proposed action would not change a block form, de-map active streets, map a new street, change the number or location of existing curb cuts or affect the street hierarchy, street wall, pedestrian activity or other streetscape elements that currently exist; so, there will be no significant adverse environmental impact on the urban design and visual resources by the proposed modification at DiFazio Industries.

The proposed action would not result in any damage to the surrounding street system. The project area generally has a heavy industrial character and does not contain any significant visual resources.

## Chapter 11:

NATURAL RESOURCES

The nearest water body is approximately 0.5 of a mile west of the premises (Pralls River), but no activity associated with the proposed action would disturb that area either directly or indirectly.

The Site is located 0.6 miles from Prall's Island and 0.2 miles from the Sawmill Creek Marshes. The project would not affect these areas. There is a significant distance with considerable vegetation between the facility and these two areas that would prevent any actions at the Site from impacting the above-mentioned areas. After remediation of the Site is completed, no stormwater will leave the Site due to the slope of the facility. When necessary, sedimentation controls, such as straw or hay bales and other absorbents will also be used.

Currently, the site is not within a regulated wetland area (see the enclosed letter from NYSDEC in Appendix "C"). The Site is within the Staten Island Industrial Park (SIIP). The SIIP covers a substantial amount of land between Graham Avenue and Victory Blvd. on the east and the Chessie System Rail Line on the west. DiFazio Industries property is located in Area B, bounded by the West Shore Expressway to the east, Chelsea Road to the west, and Bloomfield Avenue to the north. There is another portion of the SIIP, Area C, to the west of Area B. Since the property is privately owned, it is not a part of the SIIP. However, the objective of the SIIP is to develop portions of Area A "for heavier industrial use for which inexpensive undeveloped land in NYC is scarce".

In accordance with floodplain maps provided in the 2020 *CEQR Technical Manual*, predicted floodplain areas place the Site within both a 100-year and a 500-year storm zones for the years 2020 and 2050. However, after remediation of the portion of the Site that DiFazio will leased as a contractor's yard, will be surrounded by concrete-block wall or chain link fencing. In case of a major storm event, management will utilize sand bags to prevent storm or flood waters from encroaching into the Site. At the announcement of a major storm event, the facility management will ensure that the material is appropriately secured and contained by surrounding it with concrete blocks, sand bags, and other available means.

The Site is not within the Jamaica Bay Critical Environmental Area, South Richmond Special District, Special Hillside District, Harbor Herons Refuge, any Parkland, Wetland, Coastal Erosion Hazard Area, Significant Fish or Wildlife Habitat, nor is it within or adjacent to any Wetlands Area.

Additional natural resource assessment was performed to determine the vegetation present on Site (see Attachment D). Based on the survey and Site inspection it was determined that:

1. In general, the vegetation at the Site was dominated by the herb stratum which included *Phragmites australis*, *Ampelopsos heterophylla*, *Reynoutria japonica*, *Toxicodendron radicans*, and *Onoclea sensibilis*. The tree stratum was dominated by *Salix alba*, *Populus deltoides*, and *Acer rubrum*. *Parthenocissus quinquefolia* and *Celastrus orbiculatus*

dominated the vine stratum. Several of these species are considered invasive to North America and are typically found in disturbed areas and roadsides consistent with Site conditions

2. There are no known resources used as a habitat by protected species.

It is therefore determined, after remediation is completed by DiFazio including the seeding and planting to remediate the vegetation, following guidance from NYC Parks and in accordance with remediation plan prepared by a consulting wetlands firm and approved by NYC Parks, the proposed action of using a portion of the Site (see Project Description paragraph above) as a contractor's yard for storage of construction material, would not result in any significant adverse impacts to natural resources as the Site is totally developed, is located within a manufacturing area, and contains no known natural resources of significant value.



## Chapter 12:

HAZARDOUS MATERIAL

The facility will not store, process or handle any hazardous material or waste.

DiFazio will not store the following material in the contractor's yard: liquid, hazardous, infectious, asbestos, and putrescible waste. In the event of the discovery of unanticipated material/waste in the facility, it will be segregated, and if necessary and/or possible, it will be placed in plastic bags. The segregated waste will be placed in 55-gallon drums and promptly transported to an approved disposal facility.

On lot 95, there is an easement for an underground pipeline that carries jet fuel. No use of this area is proposed. The proposed action at the Site will have no impact on the pipeline.

It is concluded that the proposed action does not require an additional Hazardous Materials Assessment, since:

1. There will be no rezoning allowing commercial or residential uses in the area currently zoned for manufacturing uses.
2. There will be no construction requiring soil disturbance other than remediation activities as described in paragraph 1) Project Description.
3. There will be no new development within close proximity to existing facilities listed in the Hazardous Material Appendix of the *2020 CEQR Technical Manual*.
4. There will be no rezoning to a residential or mixed-use district.
5. There will be no development which would disturb the historic fill at the Site.
6. There will be no construction of interior space on Site with potential vapor intrusion from on-site or off-site sources, compromised indoor air quality, or presence of asbestos, PCBs, mercury or lead-based paint.
7. There will be no development in the area with fill material of unknown origin, in former wetland areas, or areas with fill material containing organic wastes that may produce methane.
8. There will be no development on or near a government-listed or voluntary clean-up/brownfield site, such as a Solid Waste Landfill Site, a State or Federal Inactive Hazardous Waste Site, a power-generating/transmission facility and/or etc.

There will be no construction involved.

Based on the 1997 Engineering Assessment the existing top 3 - 6 feet of the ground surface at Lot 151 consist of fill material from various sites within 2-3 miles of the facility, placed there over the past 70 years. Both Lots (150 and 151) have been already developed; therefore, the ground at the potential excavation was previously disturbed and was not heavily contaminated.

Previous investigations conducted by Environmental Consultants at the adjacent Lot 150 and the Federal, State, Tribal and Local databases review revealed no Recognized Environmental Conditions, meaning no presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with the Law. This term does not include de minimis conditions. The historic spills at the surrounding properties, do not affect either directly or indirectly (by potential vapor intrusion from the migrating plume) DiFazio Industries site, due to the distance to the locations of the historic spills, the amount of spilled material, the sites' elevations compared to the subject lot, the direction of the groundwater (NNW, towards the Arthur Kill) in the subject area, and other factors.

The sample results of the Phase II subsurface investigation, performed by the purchaser of Lot 150 in January 2003, were below TAGM-4046 Soil Cleanup Objective Guidance Values and/or below the new NYSDEC Soil Cleanup Objectives for unrestricted and/or restricted residential use, specified in the new 6NYCRR Part 375-6.8, effective December 14, 2006. Two metals (barium and lead), found in exceedance in the sample F 3-5' were still below the 6NYCRR 375 Cleanup Objectives for restricted industrial use.

During remediation activities, adequate dust suppression and other appropriate health and safety measures will be deployed and maintained. Additionally, DiFazio will utilize erosion and sedimentation controls, which will be sufficient to prevent erosion and sedimentation off-site. Potentially, if there is any soil contamination at the Site, these measures should prevent any adverse effects to the health of employees and the public, as well as prevent any release of any contaminated soil or dust in the surrounding environment. A person, who is capable of identifying existing and predictable hazards in the surrounding of working conditions that are unsanitary, hazardous, or dangerous to employees and the public and who has authorization to take prompt, corrective measures to eliminate them, will be present throughout the remediation period and will witness all proposed work.

It is therefore determined that the proposed action will not result in any significant hazardous materials impacts.

## Chapter 13:

WATER AND SEWER INFRASTRUCTURE

The proposed action entails the remediation of the Site and use as a contractor yard for storage of construction material such as metal, PVC and concrete pipes, concrete and PVC barriers, steel plates, steel grates, steel trenches and jacks and unadulterated lumber.

Therefore, there will be no wastewater produced or discharged. The Site will not use NYC potable water except for dust control; water will only be sprayed to control the dust during remediation activities when required by the weather and operating conditions. It will be absorbed and percolate through the ground and due to remediation and re-grading will not be allowed to pool. In addition, sedimentation controls, such as straw or hay bales and other absorbents will also be used. The Site is neither located in an area that experiences low water pressure, nor would it result in an exceptionally large demand of water (more than one million gallons per day); therefore, no further analysis of water supply is needed.

There will be no offices or any other structure facilities generating sanitary wastewater.

There is no wastewater discharged to the New York City sewer system from the proposed project. There is no stormwater drainage system at the Site. The stormwater will naturally percolate into the soil surface. No NYSDEC SPDES Permit is required because there is no discharge directly to a water body. There will be no increase in paved area on site, no major clearing; grading or excavation, nor new stormwater outfall.

The contractor's yard does not meet any of the criteria of "Significant Industrial Users" (SIUs) specified in the Code of Federal Regulations (40 CFR Part 403.3(v)). The SIUs would be subject to the City's Industrial Pretreatment Program, designed to control the introduction of toxic or other harmful substances into public sewers. Contractor's yards are not on the list of Federal industrial pretreatment categories provided in *2020 CEQR Technical Manual* Chapter, 13, Section 230. Therefore, no Assessment is required.

The Site is located in a M3-1 zoning district that is reserved for this type of process. There will be no new employees added by the proposed action; therefore, water demand would not significantly increase to affect the water supply system. Thus, no Infrastructure Assessment is required.

It is therefore determined that the proposed action would not result in any adverse impacts on infrastructure, including water supply as well as sanitary and stormwater services.

The proposed action would not create an exceptional demand on water supplies and would utilize the same water line connection that currently services the existing operations on the Site.

Chapter 14: SOLID WASTE AND SANITATION SERVICES

The Site is located in an existing M3-1 (Heavy Manufacturing) zoning district.

DiFazio will not generate any amount of putrescible solid waste. Therefore, the Department of Sanitation Services is not affected.

The proposed action would not result in any adverse impacts on solid waste and sanitation services, since it would not add any residential units (which is less than 500 units) or 100,000 square feet of commercial space as specified in the *CEQR Technical Manual* Chapter, 14, Section 200.

## Chapter 15:

ENERGY

The proposed action is requested for of the Site as contractor yard by DiFazio, for storage of construction materials such as metal, PVC and concrete pipes, concrete and PVC barriers, steel plates, steel grates, steel trenches and jacks, unadulterated lumber.

There would be minimal changes in the operating mobile equipment as a result of loading and unloading activities from trucks.

The Site is located in a Manufacturing Zoning district that is acceptable for this type of use.

There would be no new structures requiring heating or cooling added by the proposed action. The proposed action will not require consumption of electricity. The Site will not require new sources of energy. Since the proposed action would not result in new construction or renovation of buildings, it would not create adverse energy impacts, and would not require a detailed energy assessment.

It is therefore determined that the proposed action would not have any significant adverse energy impacts, as it does not have any unusual energy requirements, would not affect the transmission or generation of energy, and would not generate substantial indirect consumption of energy.

## Chapter 16:

TRANSPORTATION

DiFazio proposed action involves the cleanup and remediation of portion of Lot 95 owned by DCAS and occupied by DiFazio since 2010 as contractor yard for storage of construction material such as metal, PVC and concrete pipes, concrete and PVC barriers, steel plates, steel grates, steel trenches and jacks, unadulterated lumber. No processing of C&D or fill material, nor any other industrial process have occurred since 2010.

Vehicular access to the Site will be to and from the existing gated access point onto Chelsea Road and through Lot 92, a contractor's yard owned by DiFazio. A minimum number of trucks per day, estimated in a maximum of 3-4 per day, will access the Site for loading and unloading construction material.

No increase in employees is proposed. Therefore, there will be no impact on parking. Sufficient parking is available at adjacent facilities (owned by DiFazio) for employee parking. There will be more than enough truck queuing space to accommodate trucks entering and leaving the Site. There will be no need to queue on Chelsea Road or other nearby streets. According to general thresholds used by Metropolitan Transit Authority, if the proposed action is projected to result in fewer than 100 peak hour rail or bus transit riders, no further analysis is required, since the proposed action is unlikely to create a significant transit impact. For the proposed project there is no significant impact on pedestrian flow.

The proposed project does not have any applicable threshold in Table 16-1 of Chapter 16 of 2020 CEQR Manual, there a traffic analysis is not required. Moreover the trip ends/hour will be below 50.

Therefore, it is determined that there will be no significant environmental impact on public transportation facilities and services and on pedestrian flows of the area by the proposed action at the Site, as the Site is located in an industrial area (M3-1) largely dominated by automobile and truck related uses with little pedestrian traffic; and the proposed action would not generate significant amounts of new pedestrian traffic, no transit and pedestrians' impacts are anticipated.

## Chapter 17:

AIR QUALITYMobile Sources:

The future use of the Site as part of the proposed action will require an estimated maximum vehicular traffic of 3-4 trucks per day. The proposed action will not require the use of mobile source above the threshold specified in Section 210 of Chapter 17 of the CEQR Manual.

The proposed action would not result in placement of operable windows, balconies, air intakes or intake vents within 200 feet of a typical source of vehicular pollutants. The proposed action would not result in new sensitive uses, such as schools, hospitals, parks, and residences, adjacent to existing large parking facilities or parking garage exhaust vents. Neither would it result in new parking facilities. The proposed project would not result in a sizable number of non-road mobile sources of pollution, such as heliports or new railroad terminals.

The proposed project is located in Staten Island (*CEQR* Zone 5 – other areas of the City), which is not one of the air quality areas of concern in accordance with *CEQR Technical Manual*, Chapter 17, Section 210.

Additionally, no construction is proposed.

Stationary Sources:

Stationary sources of air emissions, as defined in Section 210 of Chapter 17 of the CEQR Manual, will not be located on Site.

Therefore, it is determined that a mobile source analysis nor a stationary source analysis is required.

Chapter 18: GREENHOUSE GAS EMISSIONS & CLIMATE CHANGE

The proposed action involves DiFazio future Site utilization as a Contractor's Yard. The proposed action would not result in development of 350,000 square feet or more of floor area, the threshold for conducting a detailed greenhouse gas assessment.

The nature and type of the proposed project does not include any of the criteria listed in *2020 CEQR Technical Manual*, Chapter 18, Section 200 that may warrant consideration of the project's Greenhouse Gas (GHG) emissions assessment. The proposed action at the Site is not one of the City capital projects requiring an environmental review. The proposed action would not result in power generation. Neither would it result in actions that fundamentally change City's solid waste management system by changing solid waste transport mode, distances, or disposal technologies.

In accordance with Section 220 of this chapter of the *2020 CEQR Technical Manual*, predicted floodplain areas place the facility within both a 100-year and a 500-year storm zones for the years 2020 and 2050. However, the contractor's yard facility will be surrounded sand bags to prevent storm or flood waters from encroaching into the facility. At the announcement of a major storm event, the Site management will ensure that the material is appropriately secured and contained by surrounding it with concrete blocks, sand bags, and other available means.

It is therefore determined that the proposed action will not result in substantial potential to produce GHG emissions that may result in inconsistencies with the GHG reduction goal to a degree considered significant. Neither would the facility result in a significant impact to the environment and public health due to the change in predicted floodplains. The materials to be stored at the Site are not associated with any putrescible, hazardous, medical, or radioactive material/waste and would be contained and secured during major storm events. Therefore, no GHG emission impact or any significant impact from climate change is anticipated.



## Chapter 19:

NOISESensitive Receptors:

No homes or schools are within 1,500 feet of the Site. However, four non-residential sensitive receptors are within 1,500 feet of the Site: 1) Staten Island Sportsman's Club Skeet Range at 170 Bloomfield Avenue (Block 1780, Lot 164), approximately 700 feet east; 2) Saw Mill Creek Marsh Preserve (Block 1780, Lot 69), approximately 300 feet south of the Site's southern boundary; 3) an office building at 201 Edward Curry Avenue (Block 1780, Lot 200) approximately 800 feet east of the Site; and 4) a store at 690 Gulf Avenue (Block 1760, Lot 116) about 1,700 feet northeast of the Site. All four sensitive receptors are on roadways that currently experience truck traffic.

Mobile Sources:

The future use of the Site as part of the proposed action will require an estimated maximum vehicular traffic of 3-4 trucks per day. Such small traffic per day will not increase the existing noise PCE (passenger car equivalent) values by 100 percent or more, due to noise sources present around the four boundaries of the Site: medium-heavy load traffic on 1) Chelsea Road to the east and 2) Bloomfield Avenue to the north (both local routes), 3) heavy mobile and stationary machineries to the east (currently NYSDEC registered DiFazio Fill Material Transfer Station) and 4) contractor's yard and asphalt plant to the south. Therefore, as per Section 311.1 of Chapter 19 of the CEQR Technical Manual, the proposed project would not cause a significant adverse vehicular noise impact, and no further vehicular noise analysis is needed.

Stationary Sources:

Stationary sources of noise, as defined in Section 132 of Chapter 19 of the CEQR Manual, will not be located on Site.

Construction Noise:

The proposed action would not generate new construction, demolition, excavation, blasting, pile driving, or construction traffic.

It is therefore determined that there will be no significant noise impact at the Site

## Chapter 20:

PUBLIC HEALTH

DiFazio proposed action involves the cleanup and remediation of portion of Lot 95 owned by DCAS and occupied by DiFazio since 2010 as contractor yard for storage of construction material such as metal, PVC and concrete pipes, concrete and PVC barriers, steel plates, steel grates, steel trenches and jacks, unadulterated lumber. No processing of C&D or fill material, nor any other industrial process have occurred since 2010.

The proposed action would not result in any significant adverse impacts to public health because the proposed action would not result in any new stationary emissions sources; would not result in releasing contaminants in soil or dust, would not result in an increase in pest population and odors. The proposed modification would not result in any significant unmitigated adverse impact in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. Therefore, a public health analysis is not necessary.

## Chapter 21:

NEIGHBORHOOD CHARACTER

There are no significant adverse impacts on land use, urban design, visual resources, historic resources, socioeconomics, traffic and parking, and noise as discussed below. Other industrial/commercial facilities in the area are of similar character.

**Land Use -** The proposed action would not create a land use that does not comply with the underlying zoning in the area. It will not create land uses or structures that do not conform to the existing M3-1 zoning of the Site.

**Socioeconomic Conditions -** There will be no substantial direct or indirect population, employment or business changes caused by this proposed facility.

**Open Space -** The proposed action will not result in any adverse open space impact, as it will not result in any physical loss, change of use, limitation of public access to, or substantial increase in noise, air pollution emissions, odors, or shadows on a public open space that would affect its usefulness.

**Shadows -** There will be no new construction or addition to the existing structures, tall enough to reach a sunlight-sensitive resource.

**Historic Resources -** No excavation (rather than the one required for Site remediation – estimated 3-4 feet) is anticipated due to the proposed action. Thus, any surface penetration within the above specified level would preclude the disturbance of any potential archaeological resource below that level.

**Urban Design -** Since this facility will not contain structures, there are no significant changes in the bulk, height, set-backs, arrangement, streetscapes, natural features, block form, and building type or use. The proposed property boundary and Site's reconfiguration will not obstruct any views or vistas.

**Transportation -** It is determined that there will be no significant environmental impact on public transportation facilities and services and on pedestrian flows of the area by the proposed action at the Site, as the Site is located in an industrial area (M3-1) largely dominated by automobile and truck related uses with little pedestrian traffic; and the proposed action would not generate significant amounts of new pedestrian traffic, no transit and pedestrians' impacts are anticipated

**Noise -** The proposed project would not cause a significant adverse vehicular noise impact, and therefore no further vehicular noise analysis is needed. Stationary sources of noise, as will not be located on Site. No significant increase in noise is expected.

Combination of Effects - The proposed action at the Site will not significantly affect the neighborhood character.

It is therefore determined that the proposed action will not have a significant adverse impact on neighborhood character.

## Chapter 22:

CONSTRUCTION IMPACTS

The project Site is located in an existing M3-1 (Heavy Manufacturing) zoning district. There would be no construction involved in the project, except some perimeter fencing as part of the remediation activities as described above – Project Description –.

There will be no significant additional truck traffic due to the anticipated modification. Therefore, there will be no air emissions from additional truck traffic, no additional source emissions from demolition or excavation, or noise from blasting or pile driving.

During the Site remediation activities, adequate dust suppression (when necessary) and other appropriate health and safety measures will be deployed and maintained. A person, who is capable of identifying existing and predictable hazards in the surroundings or working conditions that are unsanitary, hazardous, or dangerous to employees and the public and who has authorization to take prompt, corrective measures to eliminate them, will be present throughout the remediation activities and will witness all proposed work. Additionally, after completion of the proposed project, DiFazio will utilize erosion and sedimentation controls, such as sediment fences, straw or hay bales, and other absorbents, which will be sufficient to prevent erosion and sedimentation off-site.

It is therefore determined that the proposed action would not significantly affect or impact any environmental resource or category in the area as there will be no construction.

APPENDIX “A” SITE DATA & FIGURES

## 1- AERIAL PHOTOGRAPHS

**Date EDR Searched Historical Sources:**

Aerial Photography November 18, 2008

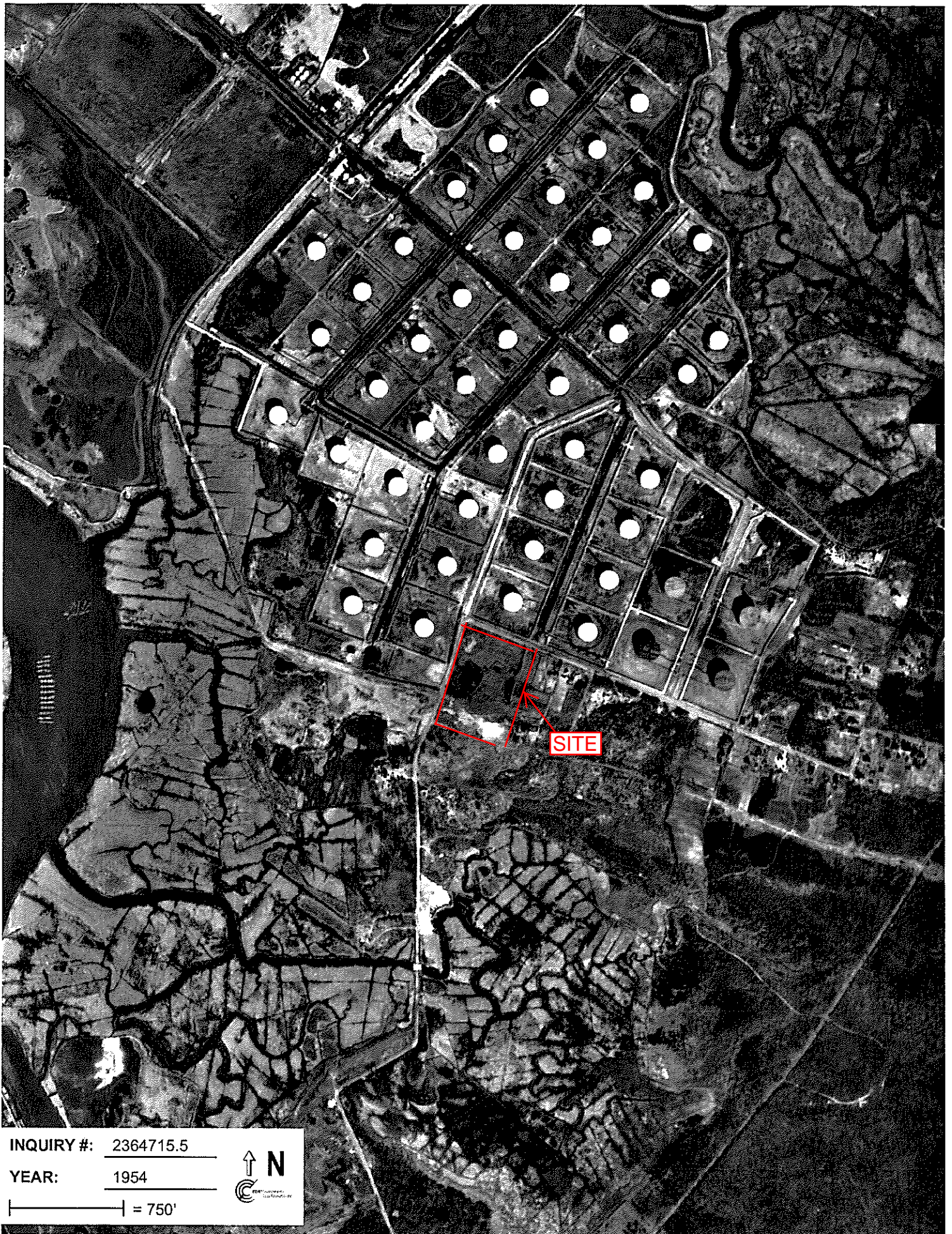
**Target Property:**

Bloomfield Management

Staten Island, NY 10314

| <u>Year</u> | <u>Scale</u>                       | <u>Details</u>                                     | <u>Source</u> |
|-------------|------------------------------------|--|---------------|
| 1954        | Aerial Photograph. Scale: 1"=750'  | Panel #: 2440074-E2/Flight Date: February 18, 1954 | EDR           |
| 1966        | Aerial Photograph. Scale: 1"=750'  | Panel #: 2440074-E2/Flight Date: February 22, 1966 | EDR           |
| 1976        | Aerial Photograph. Scale: 1"=1100' | Panel #: 2440074-E2/Flight Date: October 29, 1976  | EDR           |
| 1984        | Aerial Photograph. Scale: 1"=1000' | Panel #: 2440074-E2/Flight Date: March 26, 1984    | EDR           |
| 1995        | Aerial Photograph. Scale: 1"=750'  | Panel #: 2440074-E2/Flight Date: March 29, 1995    | EDR           |
| 2006        | Aerial Photograph. Scale: 1"=487'  | Flight Year: 2006                                  | EDR           |





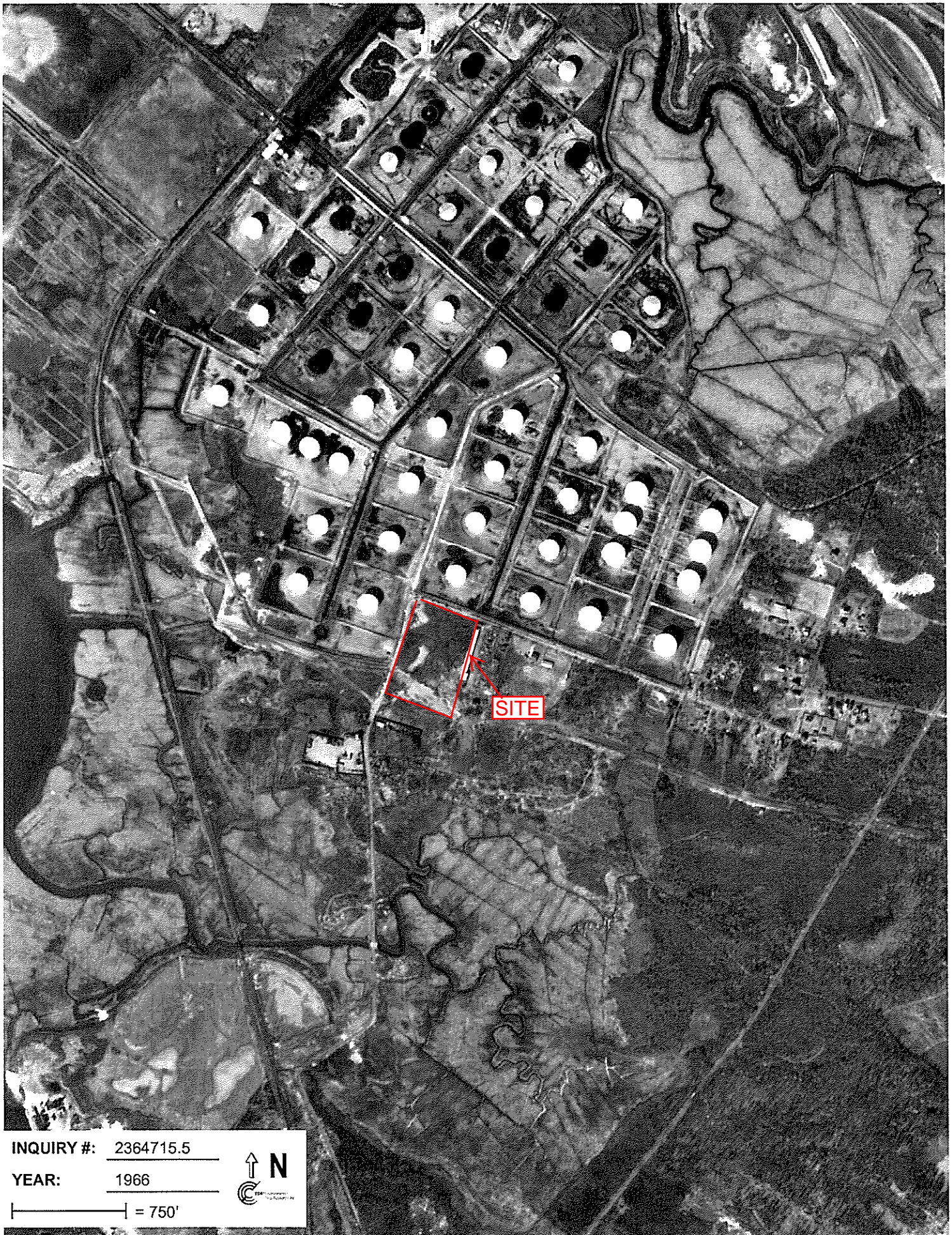
INQUIRY #: 2364715.5

YEAR: 1954

| = 750'







INQUIRY #: 2364715.5

YEAR: 1966

— = 750'







INQUIRY #: 2364715.5

YEAR: 1976

| = 1100'







INQUIRY #: 2364715.5

YEAR: 1984

| = 1000'







INQUIRY #: 2364715.5

YEAR: 1995

| = 750'



## 2. SANBORN MAPS



## Certified Sanborn® Map Report

11/18/08

**Site Name:**

Bloomfield Management  
Bloomfield Management  
Staten Island, NY 10314

**Client Name:**

Shapiro Engineering, P.C.  
181 South Franklin Avenue  
Valley Stream, NY 11581



Environmental Data Resources Inc

EDR Inquiry # 2364715.3s

Contact: Robert LoPinto

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Shapiro Engineering, P.C. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

### Certified Sanborn Results:

**Site Name:** Bloomfield Management  
**Address:** Bloomfield Management  
**City, State, Zip:** Staten Island, NY 10314  
**Cross Street:**  
**P.O. #** 08-22  
**Project:** Bloomfield Mana  
**Certification #** 0DC0-41F8-AEC2



Sanborn® Library search results  
Certification # 0DC0-41F8-AEC2

### Maps Identified - Number of maps indicated within "( )"

1996 (1)  
1995 (1)  
1993 (1)  
1992 (1)  
1990 (1)

Total Maps: 5

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- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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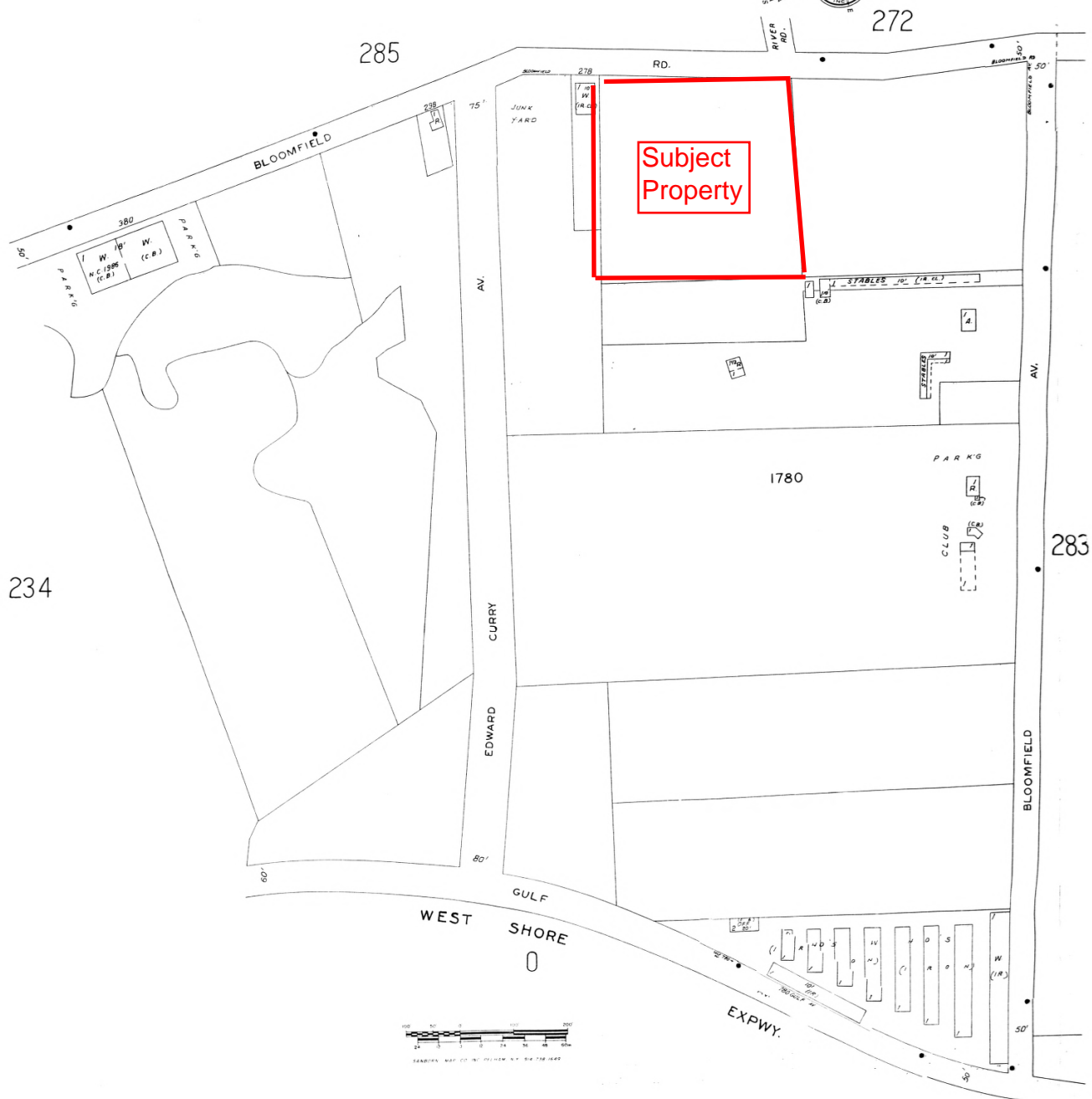
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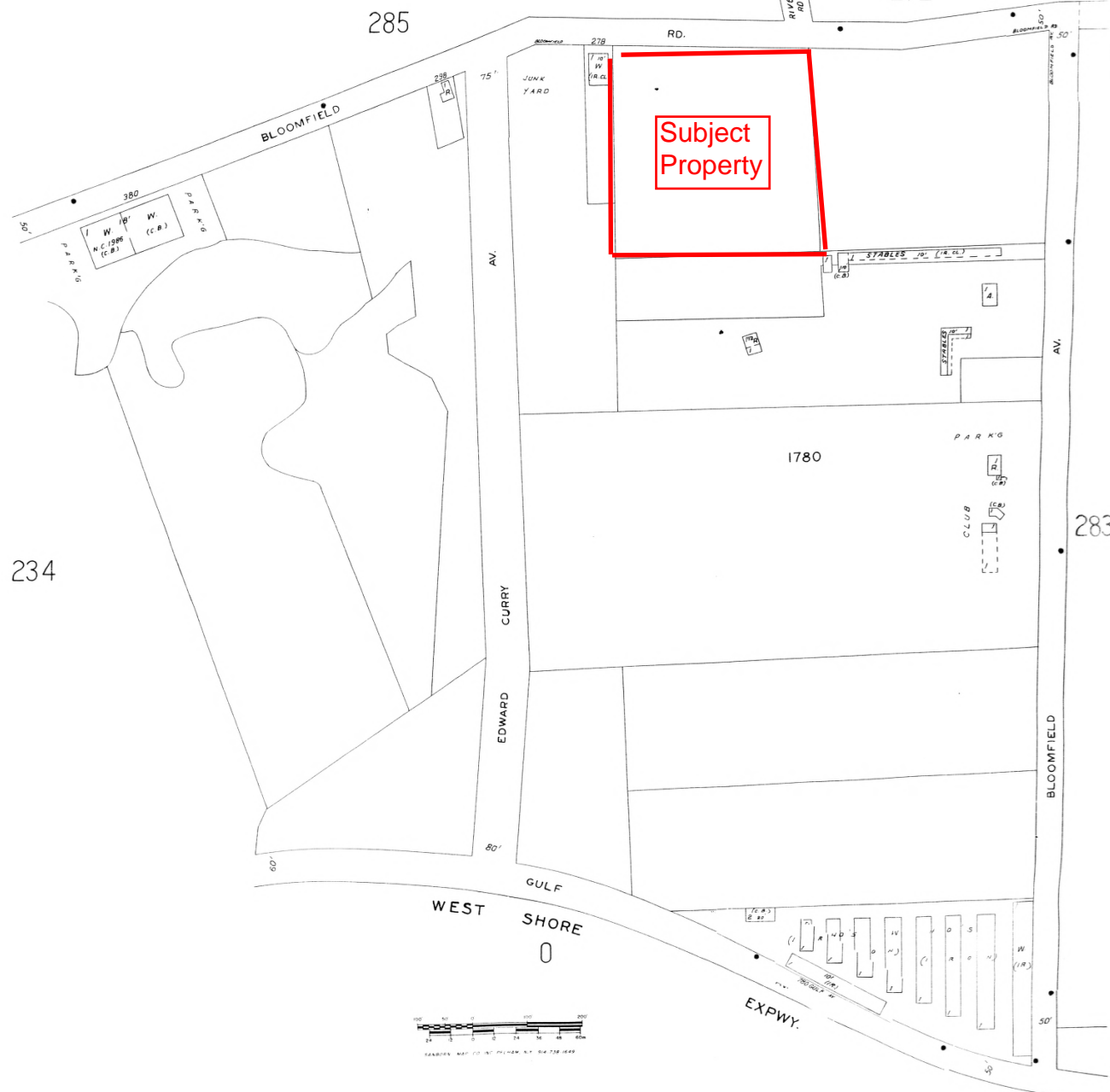
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 EDR Inquiry: 2364715.3s  
 Order Date: 11/18/2008 11:26:48 AM  
 Certification # 0DC0-41F8-AEC2



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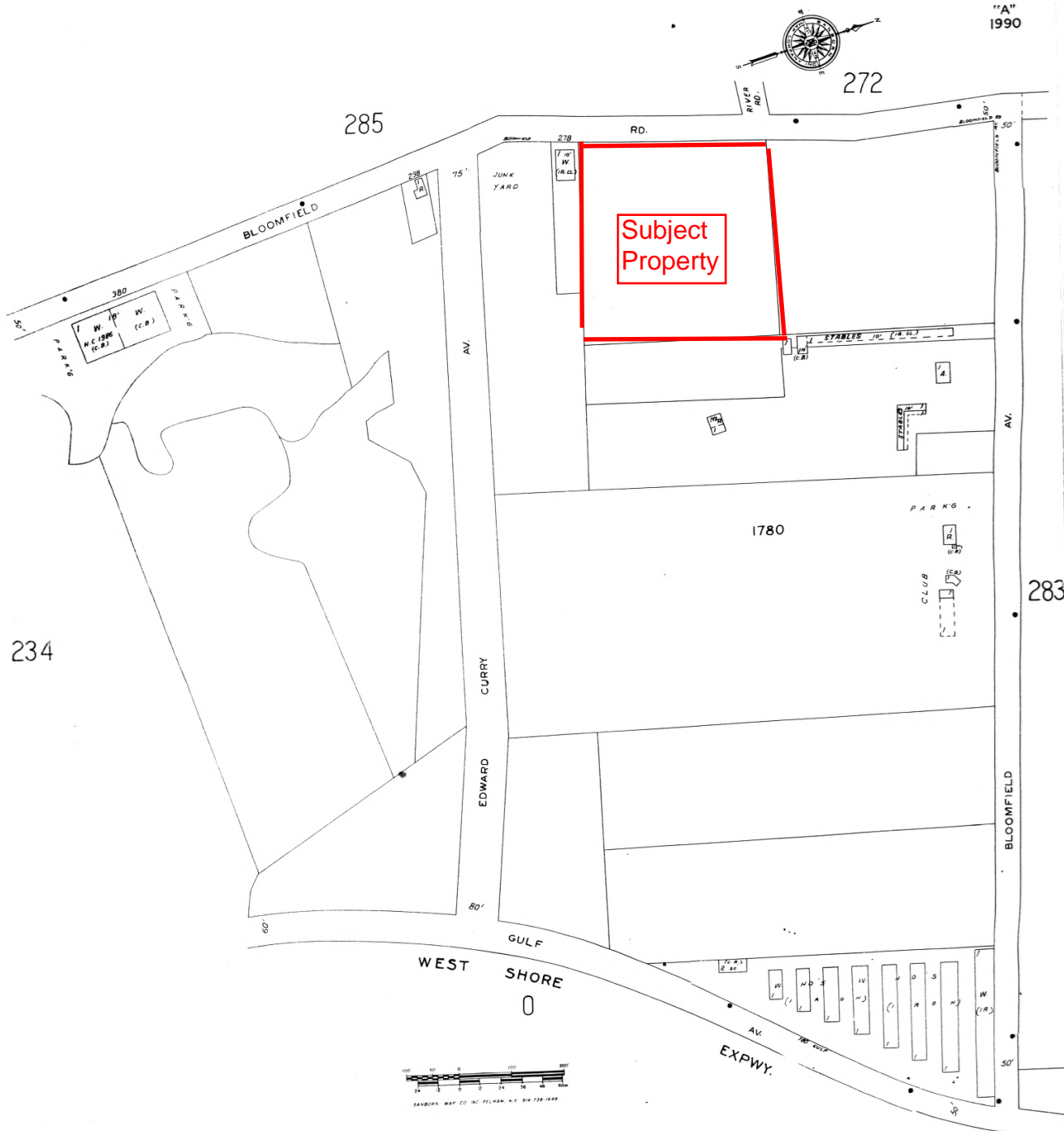
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 Client: Shapiro Engineering, P.C.  
 EDR Inquiry: 2364715.3s  
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1990

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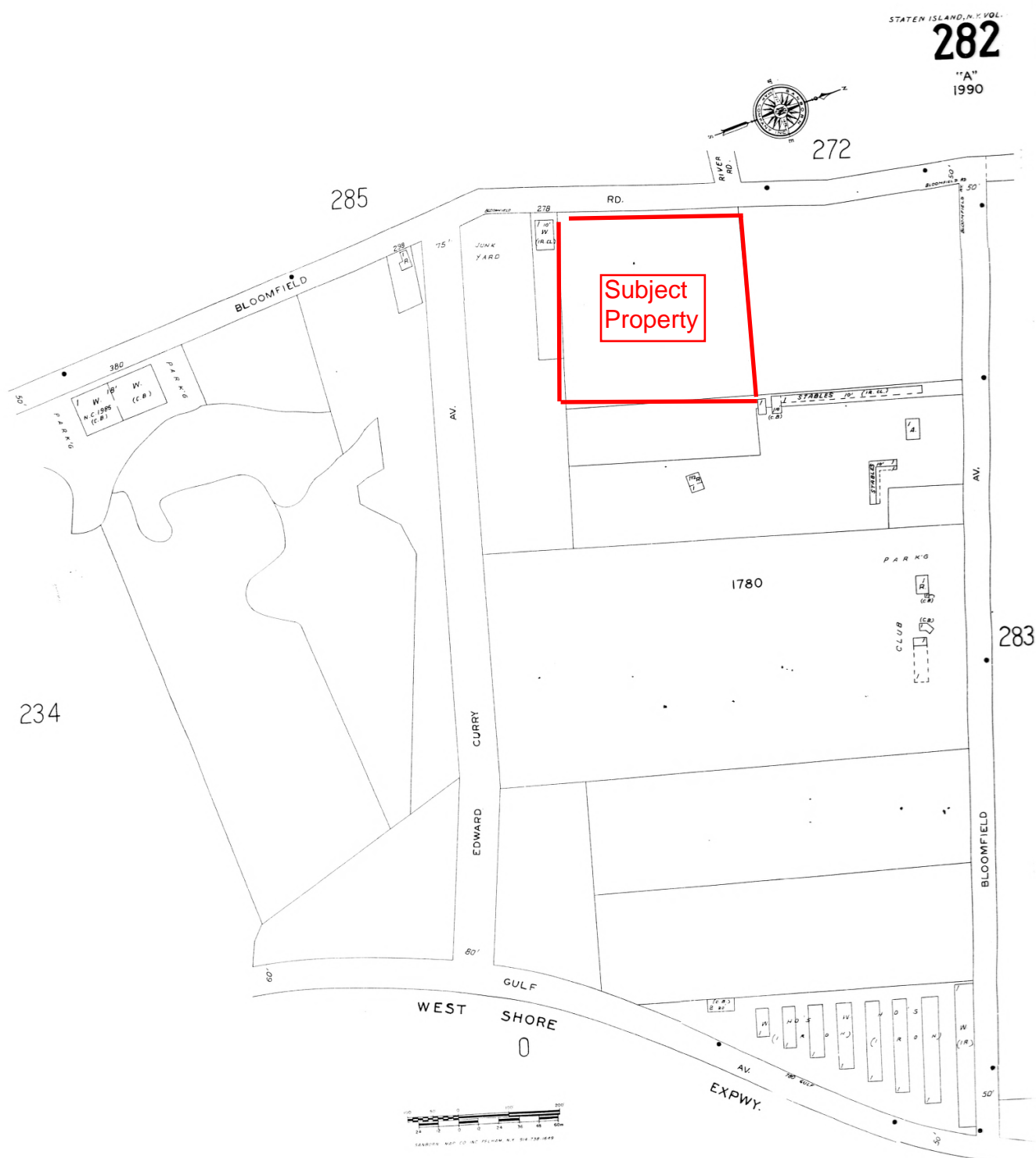
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Order Date: 11/18/2008 11:26:48 AM  
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Copyright: 1992

STATEN ISLAND, N.Y. VOL.

282

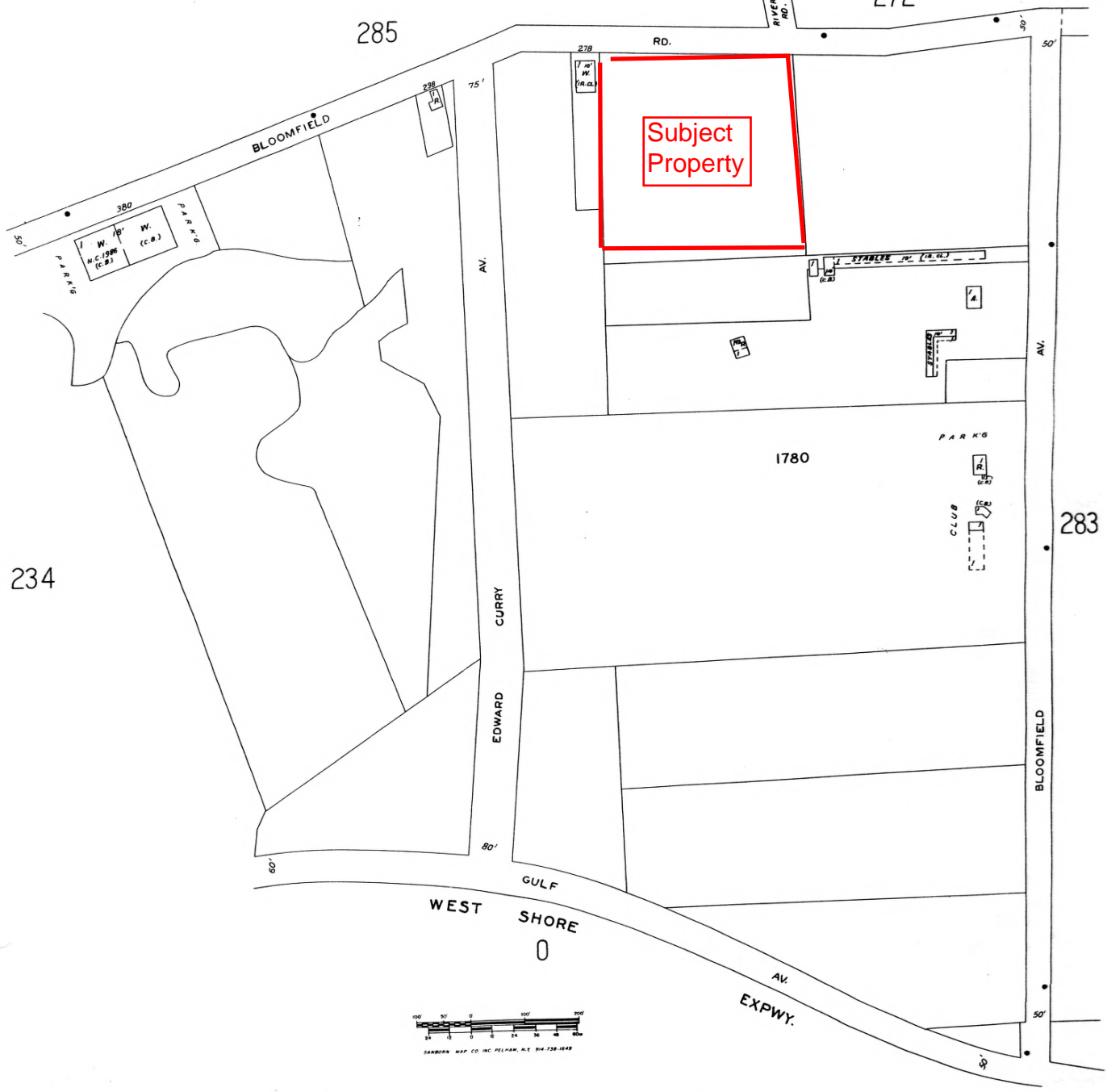
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272

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283

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Certification #

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### 3. TAX MAP

8/3/2021

Digital Tax Map - New York City Department of Finance

tax map - Digital Tax Map - New York City Dept. of Finance (8/3/2021)

- |   |   |
|---|---|
| Borough Boundary                            | <b>C50</b> Condo Flag/Condo Number            |
| Tax Block Boundary                          | <b>A50</b> Air Right Flag/Lot Number          |
| <b>50</b> Tax Block Number                  | <b>S50</b> Subterranean Right Flag/Lot Number |
| Tax Lot Boundary                            | <b>R</b> REUC Flag                            |
| <b>50</b> Tax Lot Number                    | Under Water Tax Lot Boundary                  |
| Condo FKA Tax Lot Number                    | Other Boundary                                |
| <b>50.5</b> Tax Lot Dimension               | Possession Hook                               |
| <b>+/-5.5</b> Approximate Tax Lot Dimension | Miscellaneous Text                            |
| Condo Units Range Label                     | Small Tax Lot Dimension                       |
| Building Footprint                          | Surface Water                                 |

[maps.nyc.gov/doitt/webmap/print.htm?z=9&p=932567,162580&a=DTM&c=dtm&f=CONDO\\_RANGE,LOT\\_FACE\\_SMALL](https://maps.nyc.gov/doitt/webmap/print.htm?z=9&p=932567,162580&a=DTM&c=dtm&f=CONDO_RANGE,LOT_FACE_SMALL)

1/1

**TAX MAP lot 95**

NTS

#### 4. ZONING MAP



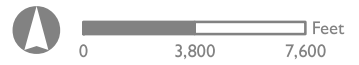
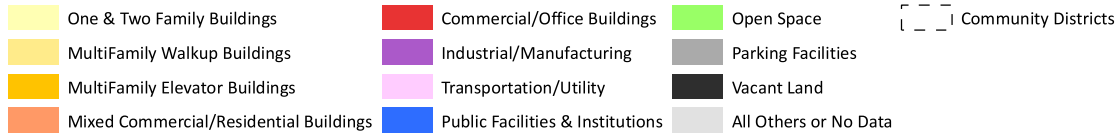




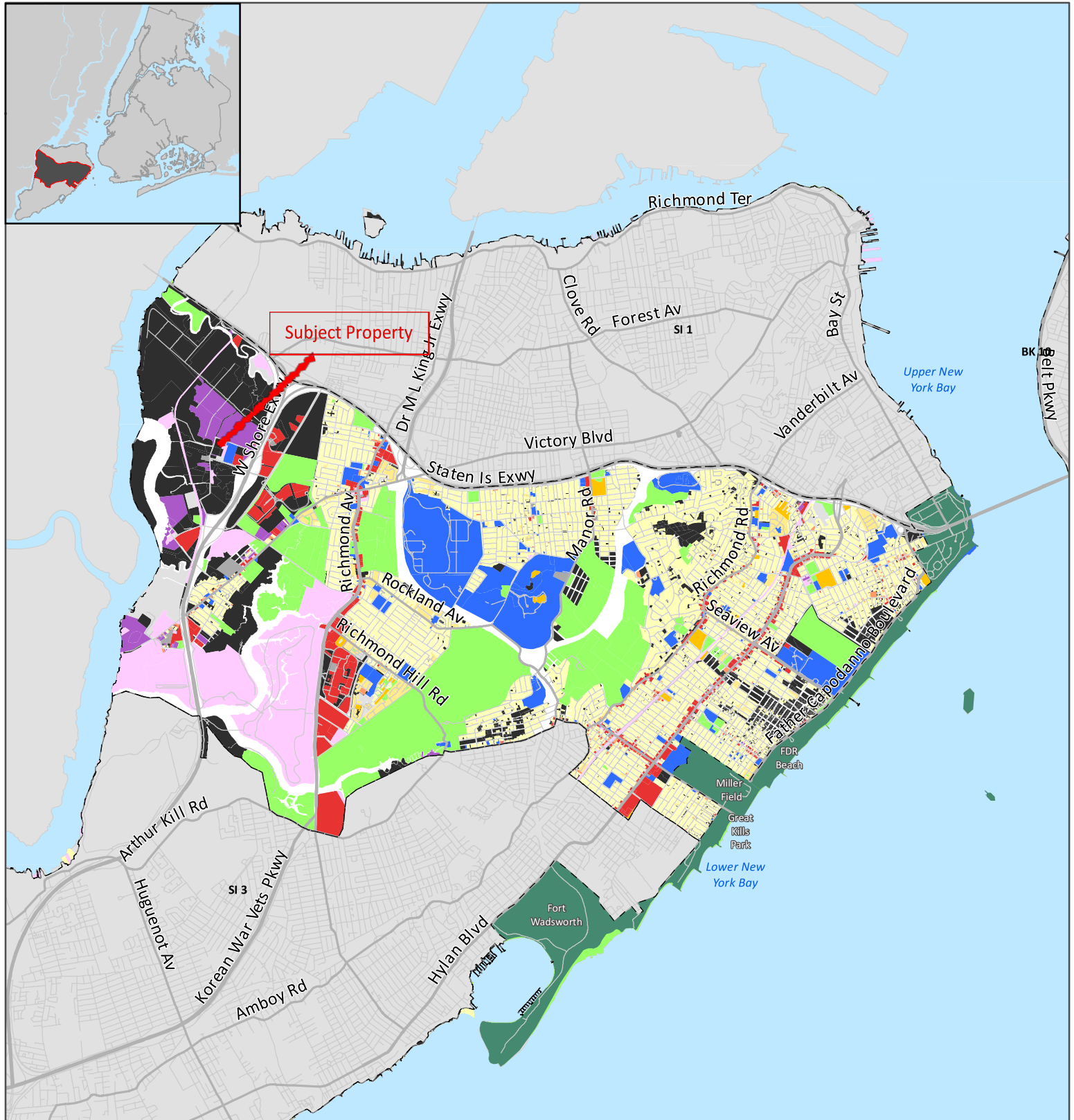
## 5. STATEN ISLAND COMMUNITY DISTRICT 2 LAND USE MAP

# Staten Island Community District 2 - Land Use

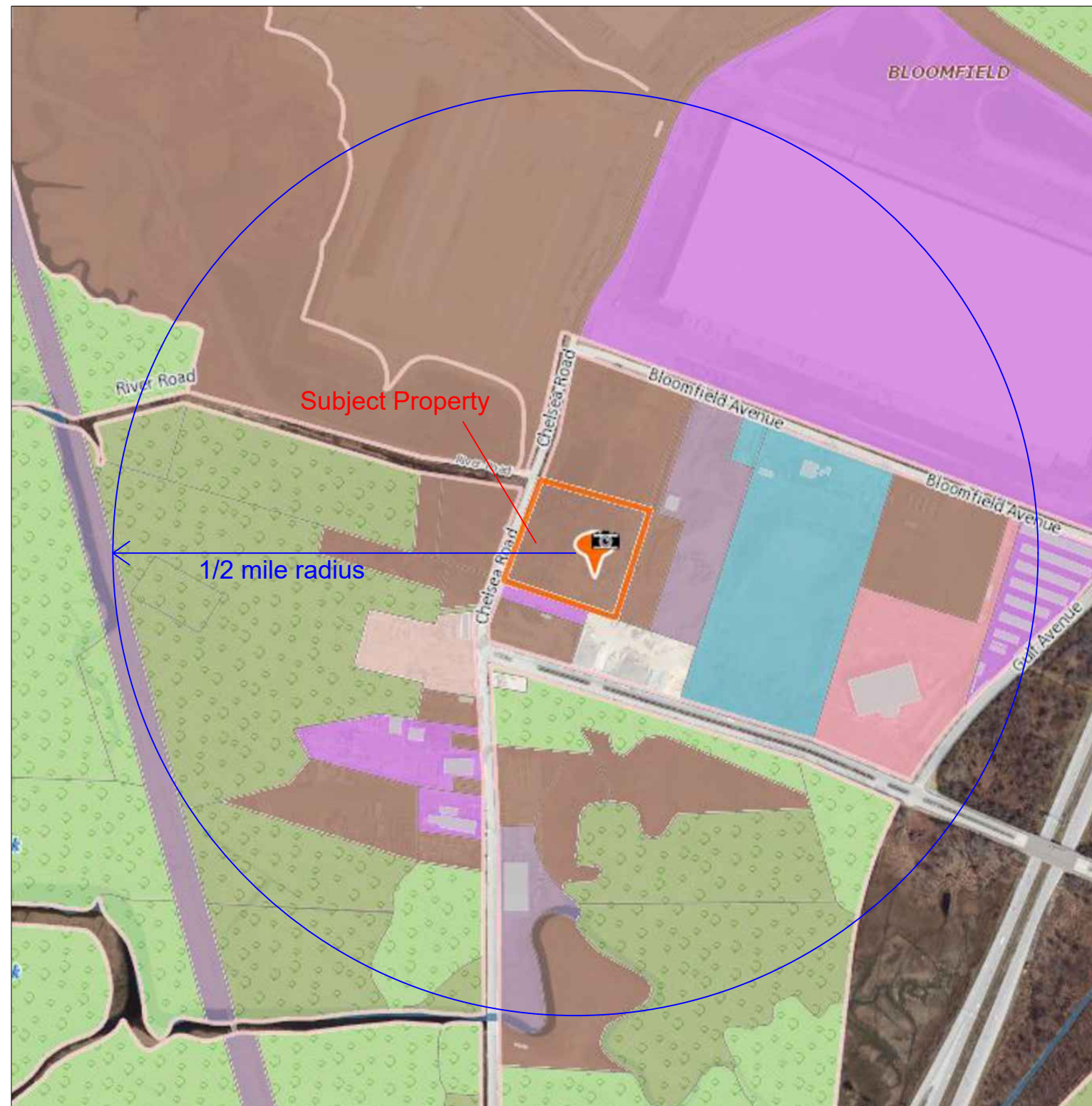
**NYC**  
PLANNING

















Source: MapPLUTO™ 19v2  
BYTES of the Big Apple  
Created January 2020













## 6. HALF MILE RADIUS LAND USE & VICINITY MAP



- **Transit, Roads, Reference Features**
  - **Parks, Playgrounds, & Open Space**
    - ☒ ☒  [Parks & Public Lands](#)
    - ☐  [Open Space \(NYC Dept of City Planning\)](#)
    - ☒  [Forested Areas \(NJ\)](#)
    - ☐ ☐  [Federal Land](#)
    - ☒ ☐  [Community Gardens](#)
    - ☒ ☐  [School property with garden](#)
    - ☒ ☐  [Playgrounds](#)
    - ☒ ☐  [Green Spaces Along Streets](#)
    - ☒ ☐  [Golf Courses](#)
    - ☒  [Baseball/Soccer/Football Fields](#)
    - ☒  [Tennis/Basketball/Handball Courts & Tracks](#)
    - ☒ ☐  [Cemeteries](#)
  - **Environmental Stewardship Groups**
  - **Environmental Characteristics**
  - **Environmental Impact/Cleanup**
  - **Zoning & Landmarks**
  - **Food Systems**
  - **Land Use**
    - ☒ [Block/Lot Boundaries](#)  
 (Building footprints in gray )
    - ☒ Land Use
      - ☒ [All land use categories](#)

2003 2005 2007 2009 2014 2018

  - ☐  [1 & 2 Family Residential](#)
  - ☐  [Multi-family Residential](#)
  - ☐  [Mixed Use](#)
  - ☐  [Open space & outdoor recreation](#)
  - ☐  [Commercial](#)
  - ☐  [Institutions](#)
  - ☐  [Industrial](#)
  - ☐  [Parking](#)
  - ☐  [Transportation / Utilities](#)
  - ☐  [Vacant Lots](#)



## LAND USE

SCALE: NTS



WALDEN ENVIRONMENTAL ENGINEERING, PLLC

16 SPRING STREET

OYSTER BAY, NEW YORK 11771

P: (516) 624-7200 F: (516) 624-3219

WWW.WALDENENVIRONMENTALENGINEERING.COM

- UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 OF NEW YORK STATE EDUCATION LAW.
- COPIES OF THIS PLAN NOT BEARING THE PROFESSIONAL ENGINEER'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

|     |      | REVISIONS |
|-----|------|-----------|
| No. | DATE | COMMENTS  |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |

|      |  |
|------|--|
| FOR: |  |
|------|--|

DI FAZIO INDUSTRIES  
BLOCK 1780 LOT 95  
EAS

DESIGNED BY:

|              |     |
|--------------|-----|
| DESIGNED BY: |     |
| APPROVED BY: | RAL |

DRAWN BY: MI

SCALE: AS NOTED

CHECKED BY:

|                |
|----------------|
| DRAWING TITLE: |
|----------------|

LAND USE VICINTY PLAN

|  |                  |
|--|------------------|
|  | JOB NO: DEA72101 |
|--|------------------|

DATE: 8/3/21

|  |       |  |
|--|-------|--|
|  | 11x17 |  |
|--|-------|--|

DRAWING NO:

1

|                  |  |
|------------------|--|
| SHEET NO: 1 OF 1 |  |
|------------------|--|

ISSUED

3/4/2021

VISION NO:

0

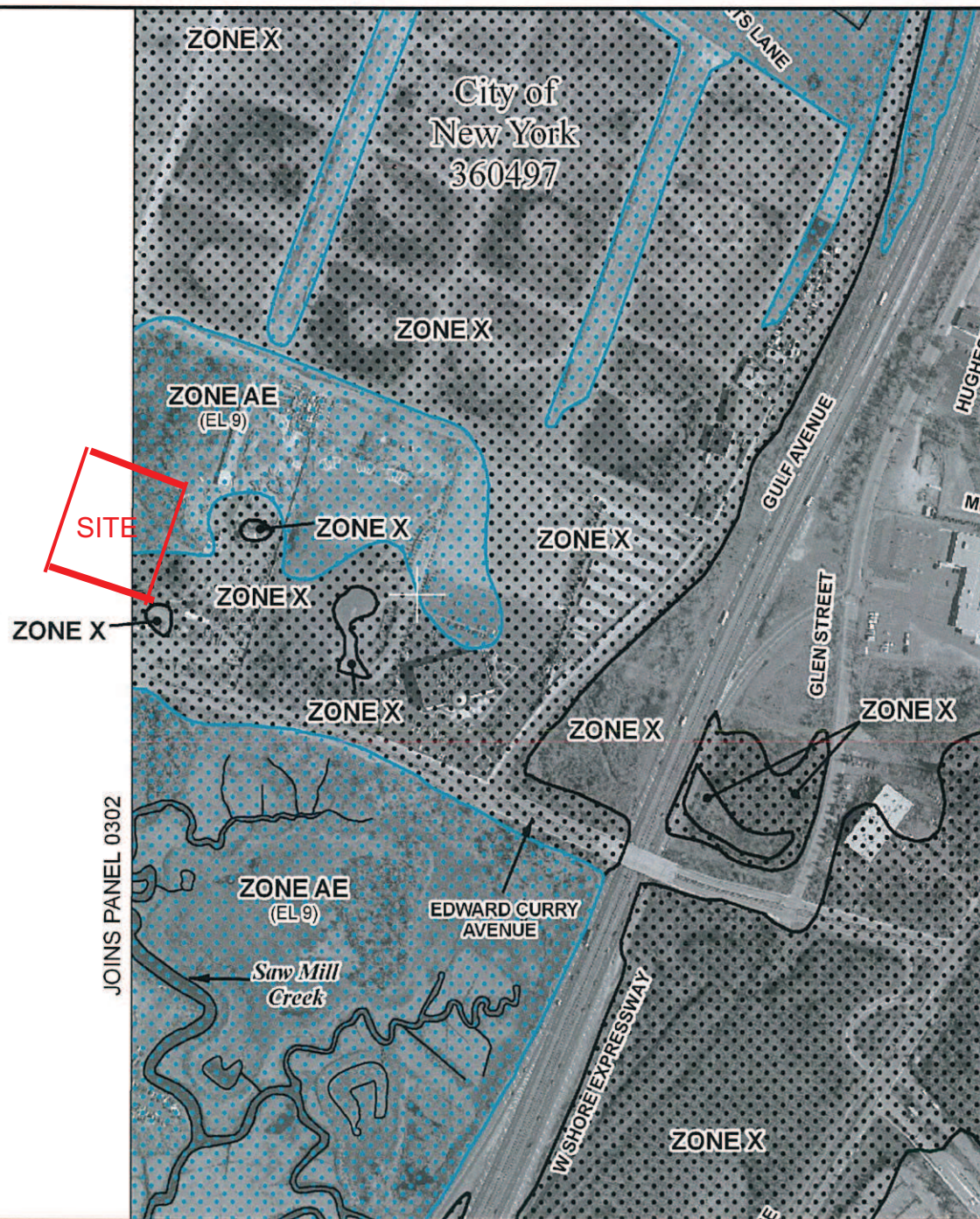
|   |              |
|---|--------------|
| SUB NO: D1A22101  | DATE: 6/5/21 |
| CAD FILE NAME: Z:\DFA22101\Full EAS July 2021\ACAD\land use map.dwg |              |

## 7. LAND USE LIST

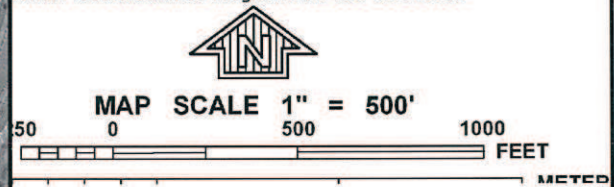
| DIRECTION<br>FROM SITE | APPROX. DISTANCE<br>FROM SITE (FT.) | LAND USE                        |
|------------------------|-------------------------------------|---------------------------------|
|                        |                                     |                                 |
| NORTH                  | 800                                 | LOCAL TRUCK ROUTE –WAREHOUSE    |
| EAST                   | 0                                   | FILL MATERIAL TRANSFER STATION  |
| SOUTH                  | 0                                   | CONTRACTORS YARD                |
| WEST                   | 0-30                                | LOCAL TRUCK ROUTE – VACANT LAND |
|                        |                                     |                                 |

## 8. FLOOD INSURANCE RATE MAP





If flood insurance is available in this community, contact your local National Flood Insurance Program at 1-800-638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**NFIP**

PANEL 0306F

**FIRM**

**FLOOD INSURANCE RATE MAP**

**CITY OF**  
**NEW YORK,**  
**NEW YORK**  
 BRONX, RICHMOND, NEW YORK,  
 QUEENS, AND KINGS COUNTIES

**PANEL 306 OF 457**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

| COMMUNITY         | NUMBER | PANEL | SUFFIX |
|-------------------|--------|-------|--------|
| NEW YORK, CITY OF | 360497 | 0306  | F      |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

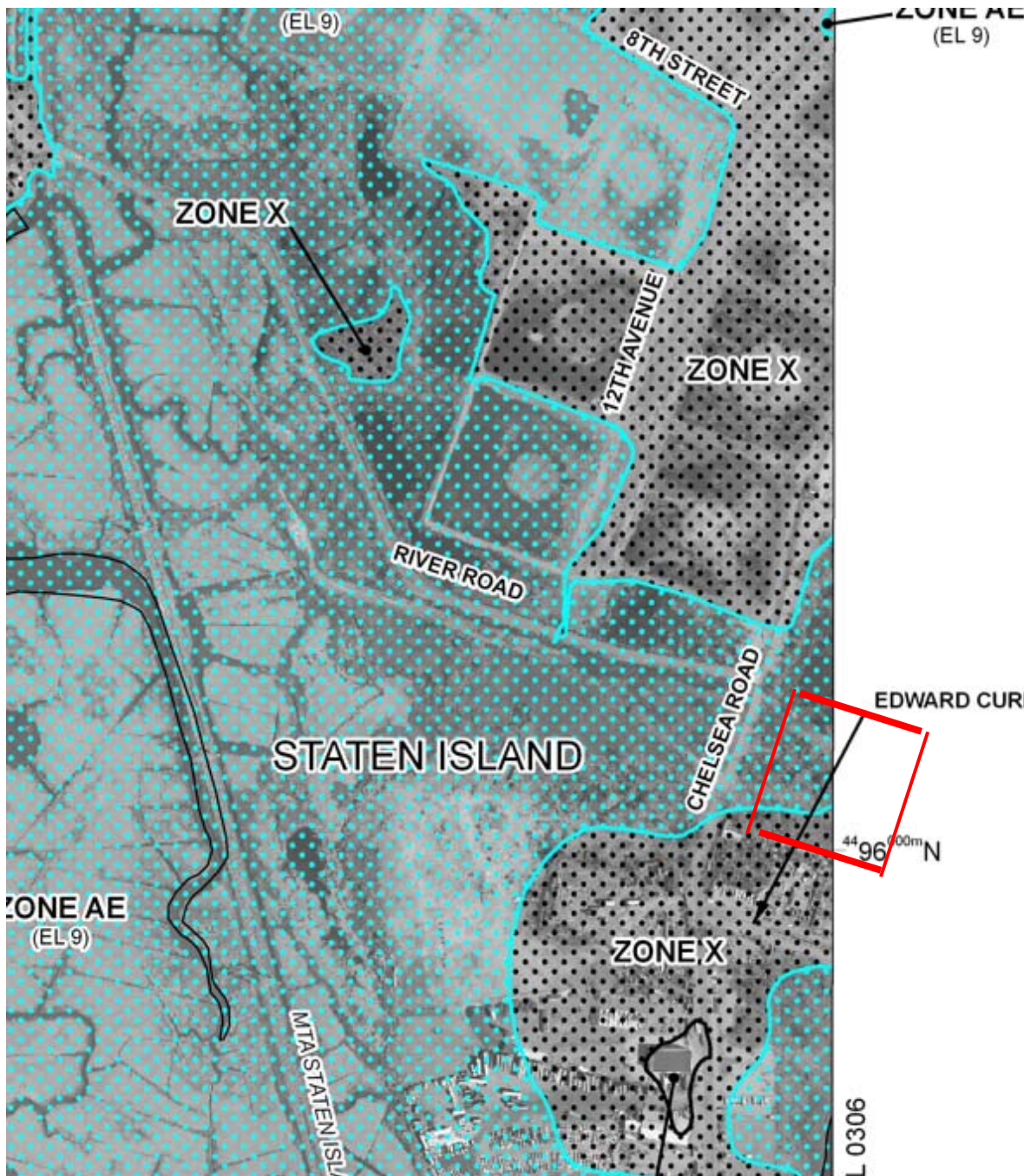
**MAP NUMBER**  
**3604970306F**

**MAP REVISED**  
**SEPTEMBER 5, 2007**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





FIP  
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0302F

# FIRM

## FLOOD INSURANCE RATE MAP

CITY OF

**NEW YORK,  
NEW YORK**

BRONX, RICHMOND, NEW YORK,  
QUEENS, AND KINGS COUNTIES

**PANEL 302 OF 457**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

### CONTAINS:

| COMMUNITY         | NUMBER | PANEL | SUFFIX |
|-------------------|--------|-------|--------|
| NEW YORK, CITY OF | 360497 | 0302  | F      |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER  
3604970302F**

**MAP REVISED  
SEPTEMBER 5, 2007**

**Federal Emergency Management Agency**



APPENDIX “B” WATERFRONT REVITALIZATION PROGRAM

## 1. CONSISTENCY ASSESSMENT FORM

## NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM

### Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

#### A. APPLICANT INFORMATION

Name of Applicant: \_\_\_\_\_

Name of Applicant Representative: Peter Sullivan

Address: 7 East 20th street Suite 4R - New York City NY 10003

Telephone: (212) 687-5900 Email: ps@sullivanlegal.net

Project site owner (if different than above): \_\_\_\_\_

#### B. PROPOSED ACTIVITY

*If more space is needed, include as an attachment.*

##### 1. Brief description of activity

The proposed action involves the cleanup and remediation of portion of Lot 95 Block 1780 in Staten Island, NY, (Subject Property). The Subject Property is, owned by the New York City Department of Citywide Administrative Services (DCAS). DiFazio has occupied a portion of the Subject Property since 2010, without lease or license, as contractor yard for storage of construction material such as metal, PVC and concrete pipes, concrete and PVC barriers, steel plates, steel grates, steel trenches and jacks, unadulterated lumber (Site). The action, limited to remediation of the Site, is propaedeutic to the leasing by DiFazio from DCAS of a smaller portion of lot 95 to continue to be used as contractor's yard.

##### 2. Purpose of activity

DiFazio Industries is seeking to lease a south-east portion of lot 95 (approximatley 30,000 sq.ft.) of Block 1780 in Staten Island as a storage location for construction material such as metal, PVC and concrete pipes, concrete and PVC barriers, steel plates, steel grates, steel trenches and jacks, unadulterated lumber. No processing of C&D or fill material will occur.

### C. PROJECT LOCATION

Borough: Staten Island Tax Block/Lot(s): Block 1780 Lot 95

Street Address: \_\_\_\_\_

Name of water body (if located on the waterfront): n/a

### D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

#### City Actions/Approvals/Funding

##### City Planning Commission

☐ Yes ☐ No

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> City Map Amendment               | <input type="checkbox"/> Zoning Certification                   | <input type="checkbox"/> Concession        |
| <input type="checkbox"/> Zoning Map Amendment             | <input type="checkbox"/> Zoning Authorizations                  | <input type="checkbox"/> UDAAP             |
| <input type="checkbox"/> Zoning Text Amendment            | <input type="checkbox"/> Acquisition – Real Property            | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property            | <input type="checkbox"/> Franchise         |
| <input type="checkbox"/> Housing Plan & Project           | <input checked="" type="checkbox"/> Other, explain: <u>DCAS</u> |  |
| <input type="checkbox"/> Special Permit                   |   |  |

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: \_\_\_\_\_

##### Board of Standards and Appeals

☐ Yes ☒ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: \_\_\_\_\_

##### Other City Approvals

- |  |   |
|--|---|
| <input type="checkbox"/> Legislation                       | <input type="checkbox"/> Funding for Construction, specify: _____ |
| <input type="checkbox"/> Rulemaking                        | <input type="checkbox"/> Policy or Plan, specify: _____           |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____       |
| <input type="checkbox"/> 384 (b) (4) Approval              | <input type="checkbox"/> Permits, specify: _____                  |
| <input type="checkbox"/> Other, explain: _____             |   |

#### State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: \_\_\_\_\_ Permit type and number: \_\_\_\_\_
- ☐ Funding for Construction, specify: \_\_\_\_\_
- ☐ Funding of a Program, specify: \_\_\_\_\_
- ☐ Other, explain: \_\_\_\_\_

#### Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: \_\_\_\_\_ Permit type and number: \_\_\_\_\_
- ☐ Funding for Construction, specify: \_\_\_\_\_
- ☐ Funding of a Program, specify: \_\_\_\_\_
- ☐ Other, explain: \_\_\_\_\_

Is this being reviewed in conjunction with a [Joint Application for Permits?](#)

☐ Yes

☒ No

## E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☒ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☒ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☐ No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) ☒ Yes ☐ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) ☒ Yes ☐ No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
  - ☐ Significant Maritime and Industrial Area (SMIA) (2.1)
  - ☐ Special Natural Waterfront Area (SNWA) (4.1)
  - ☐ Priority Maritime Activity Zone (PMAZ) (3.5)
  - ☐ Recognized Ecological Complex (REC) (4.4)
  - ☒ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

## F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

|          |   | Promote                  | Hinder                   | N/A                                 |
|----------|---|--------------------------|--------------------------|-------------------------------------|
| <b>I</b> | <b>Support and facilitate commercial and residential redevelopment in areas well-suited to such development.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I.1      | Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I.2      | Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I.3      | Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I.4      | In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I.5      | Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|          |   | Promote                             | Hinder                   | N/A                                 |
|----------|---|-------------------------------------|--------------------------|-------------------------------------|
| <b>2</b> | <b>Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.</b>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2.1      | Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.2      | Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2.3      | Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.4      | Provide infrastructure improvements necessary to support working waterfront uses.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.5      | Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>3</b> | <b>Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.</b>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.1.     | Support and encourage in-water recreational activities in suitable locations.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.2      | Support and encourage recreational, educational and commercial boating in New York City's maritime centers.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.3      | Minimize conflicts between recreational boating and commercial ship operations.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.4      | Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.5      | In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>4</b> | <b>Protect and restore the quality and function of ecological systems within the New York City coastal area.</b>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4.1      | Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.2      | Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4.3      | Protect designated Significant Coastal Fish and Wildlife Habitats.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.4      | Identify, remediate and restore ecological functions within Recognized Ecological Complexes.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.5      | Protect and restore tidal and freshwater wetlands.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.6      | In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.7      | Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.8      | Maintain and protect living aquatic resources.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|          |   | Promote                             | Hinder                   | N/A                                 |
|----------|---|-------------------------------------|--------------------------|-------------------------------------|
| <b>5</b> | <b>Protect and improve water quality in the New York City coastal area.</b>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.1      | Manage direct or indirect discharges to waterbodies.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.2      | Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.3      | Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.4      | Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.5      | Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>6</b> | <b>Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.</b>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 6.1      | Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 6.2      | Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i> ) into the planning and design of projects in the city's Coastal Zone. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 6.3      | Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| 6.4      | Protect and preserve non-renewable sources of sand for beach nourishment.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>7</b> | <b>Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.</b>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7.1      | Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7.2      | Prevent and remediate discharge of petroleum products.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7.3      | Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>8</b> | <b>Provide public access to, from, and along New York City's coastal waters.</b>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.1      | Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.2      | Incorporate public access into new public and private development where compatible with proposed land use and coastal location.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.3      | Provide visual access to the waterfront where physically practical.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.4      | Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|           |  | Promote                  | Hinder                   | N/A                                 |
|-----------|--|--------------------------|--------------------------|-------------------------------------|
| 8.5       | Preserve the public interest in and use of lands and waters held in public trust by the State and City.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.6       | Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>9</b>  | <b>Protect scenic resources that contribute to the visual quality of the New York City coastal area.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9.1       | Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9.2       | Protect and enhance scenic values associated with natural resources.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>10</b> | <b>Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 10.1      | Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10.2      | Protect and preserve archaeological resources and artifacts.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Peter Sullivan

Address: 7 East 20th street Suite 4R New York City NY 10003

Telephone: (212) 687-5900 Email: ps@sullivanlegal.net

Applicant/Agent's Signature:  \_\_\_\_\_

Date: August 4, 2021



## 2. CONSISTENCY ASSESSMENT STATEMENTS

Site is located within the NYC Coastal Zone and the Arthur Kill ESMIA in northwestern Staten Island, but not within the Special Natural Waterfront Area (SNWA) boundaries. Attached is a completed Consistency Assessment Form. Of the 55 individual assessments, eight (8) were answered “yes”. These eleven relate to New York City Waterfront Policies 2, 2.2, 4, 4.2, 4.5, 6, 6.1, 6.2. The effects of the facility on these Policies are discussed below:

Policy 2: Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.

The Site is located in the designated heavy industrial zoning district M3-1. Although not situated on the waterfront, it is well-suited for such area and represents an activity that is an essential part of the city’s economy. DiFazio supports local and regional economy and provides valuable services for local workers and businesses.

Policy 2.2: Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.##

The Site is located within the Arthur Kill ESMIA (Ecologically Sensitive Maritime and Industrial Area), in the designated heavy industrial area; therefore, it is well-suited for such area and represents an activity that is an essential part of the city’s economy. The facility is located within the coastal zone boundaries, but not on the waterfront. It is not located in or adjacent to any waterfront structures such as piers, docks, bulkheads or wharves. It has no significant effect on maritime uses, intermodal transportation, marine terminal, pier infrastructure or any water-dependent industrial activity. The facility is not located within the northwestern Staten Island SNWA boundaries, but is in the proximity to the SNWA and to the Harbor Herons Area. DiFazio will continue maintaining and promoting a compatible relationship between the permitted industrial use of the property and natural resources within the ESMIA.

Policy 4: Protect and restore the quality and function of ecological systems within the New York City coastal area.

DiFazio will continue protecting quality and function of ecological systems within the Coastal Area by preventing any waste from leaving the Site boundaries. All trucks delivering and shipping construction material to/from the Site will have their loads tarped.

Policy 4.2: Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.

Site is located within the Arthur Kill ESMIA, which is designated for industrial activities. The facility is not within the boundaries of the northwestern Staten Island SNWA and Harbor Herons Area (see attached map); however, DiFazio will maintain good housekeeping practices in order to prevent any impact on the ecological quality and component habitats and resources within the ESMIA.

Policy 4.5: Protect and restore tidal and freshwater wetlands.

There are no regulated tidal or freshwater wetlands within the Site (see Appendix C). DiFazio will maintain good housekeeping practices to protect wetland areas from any potential impact associated with permitted industrial activities in this heavy-manufacturing district.

Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

DiFazio will exercise best operational and management practices to minimize loss of life, structures, infrastructure, and natural resources associated with flooding and erosion. Although not on the waterfront, the facility is located within a 100 and 500-year flood zone. Therefore, measures will be taken to protect surrounding natural resources from potential material erosion during flood events.

Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the condition and use of the property to be protected and the surrounding area.

The proposed action will not alter any feature of the shoreline or the existing floodplain area. The facility will be surrounded by a chain link fence and existing concrete blocks and/or concrete-block walls, which will minimize losses from flooding and erosion within the property and will protect the surrounding area from any sediment runoff from the property. Additional structural (concrete-block barriers) and non-structural (sand bags, hay bales, etc.) features will be utilized by DiFazio, as necessary, to maximize the flooding and erosion protective capacities, while minimizing interference with natural coastal processes to avoid adverse effects.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published by the NPCC, or any successor after) into the planning and design of projects in the City's Coastal Zone

The Site is an existing facility within the Arthur Kill ESMIA (Ecologically Sensitive Maritime and Industrial Area), in the designated heavy industrial area M3-1. The facility is located within the coastal zone boundaries, but not on the waterfront/shoreline. The facility will be surrounded by a chain link fence and concrete blocks and/or concrete-block walls, which assist in minimization of flooding, erosion and sediment migration during potential flooding resulting from climate change and a sea level rise. These structures will assist in establishing climate resilience techniques to minimize damage to ecosystems and natural resources. DiFazio will accept, store construction material only. Sand bags, hay bales or other erosion control measures will be used in case of a forecasted major storm or flooding.

Conclusion:

It is therefore determined that the proposed action would not adversely hinder the achievements of any of the coastal polices and would be consistent with the NYC Waterfront Revitalization Program.

APPENDIX “C” NYSDEC WETLAND JURISDICTION DETERMINATION

**New York State Department of Environmental Conservation  
Division of Environmental Permits, Region 2 Office**

47-40 21<sup>ST</sup> Street, Long Island City, NY 11101-5407

Phone: (718) 482-4997 • FAX: (718) 482-4975

Website: [www.dec.state.ny.us](http://www.dec.state.ny.us)



September 12, 2000

**John Michael DiFazio  
S. Difazio & Sons  
38 Kinsey Place  
Staten Island, NY 10303**

**Re: DEC Wetlands Jurisdictional Determination No. 64-5287  
Richmond County Tax Block: 1780, Lot(s): 95 and 112**

**Dear Mr. DiFazio:**

The property referenced above is not within the jurisdiction of DEC under the Freshwater Wetlands Act (Article 24 of the Environmental Conservation Law) or the Tidal Wetlands Act (Article 25 of the Environmental Conservation Law). Therefore, a DEC tidal wetlands or freshwater wetlands permit is not required to alter or develop this property and the surrounding streets.

If you have further questions, please call this office at the above telephone number.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John F. Cryan', followed by a small 'per'.

**John F. Cryan  
Deputy Regional Permit Administrator**

**JFC:APB**

**cc: NYC Dept. of Buildings, Richmond Borough Office**

REPORT CERTIFICATION

This Report was prepared Walden Environmental Engineering, PLLC, under the direct supervision of Robert A. Lo Pinto, P.E.



ROBERT A. LO PINTO, P.E.  
NEW YORK #53312  
AUGUST 4, 2021